

MPC 03-25A
THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE
PROPOSED AMENDMENTS

Page 3

ARTICLE IX

Section 3 YARDS: LOT COVERAGE

No single family, two family or multiple family dwelling, together with accessory buildings or structures, shall occupy more than the following percentages of the total area of the lots, exclusive of right-of-ways:

~~R-1 and R-2 Residence Zones — 35% lot coverage~~

~~R-3 and~~ R-4 Residence Zones — 40% lot coverage

R-5 Residence Zone — 50% lot coverage

Page 22

ARTICLE XIII (R-1 RESIDENCE ZONE)

Section 3 LOT WIDTH, FRONTAGE AND AREA

The width and street frontage of a lot shall be a minimum of ~~one hundred (100)~~ forty (40) feet at the building line and there shall be a minimum ~~twelve thousand (12,000)~~ four thousand eight hundred (4,800) square feet in area, exclusive of right-of-ways. Whenever public sewer and/or water facilities are not available and no unit sanitary sewer is available, the Board of Health requirements for lot area shall prevail, but shall not be less than ~~twelve thousand (12,000)~~ four thousand eight hundred (4,800) square feet in area, exclusive of right-of-ways. ~~The lot area shall be used to determine the amount of lot coverage allowed in accordance with Article IX, Section 3.~~

Page 23

ARTICLE XIII (R-1 RESIDENCE ZONE)

Section 4 FRONT YARD SETBACK – ALL LOTS

There shall be a front yard setback of a minimum ~~thirty (30)~~ twenty (20) feet in depth measured from the right-of-way line to the front wall of the building.

ARTICLE XIII (R-1 RESIDENCE ZONE)

Section 5 SIDE YARD SETBACK – CORNER LOTS

There shall be two (2) side yard setbacks of an interior lot, each being a minimum ~~ten (10)~~ five (5) feet in width measured at right angles to the side property line.

ARTICLE XIII (R-1 RESIDENCE ZONE)

Section 6 SIDE YARD SETBACK – CORNER LOTS

There shall be two (2) side yard setbacks of a corner lot. The side yard adjoining the street shall be a minimum of ~~twenty-five (25)~~ twenty (20) feet in depth measured from the right-of-way line to the sidewall of the building. The side yard adjoining the adjacent property shall be a minimum of ~~ten (10)~~ five (5) feet in width measured at right angles to the side property line.

ARTICLE XIII (R-1 RESIDENCE ZONE)

Section 7 REAR YARD SETBACK – ALL LOTS

There shall be a rear yard setback of a minimum ~~thirty (30)~~ fifteen (15) feet in depth measured from the rear property line to the rear wall of the building.

ARTICLE XIII (R-1 RESIDENCE ZONE)

Section 9 MINIMUM FLOOR AREAS AND BUILDING WIDTH

The minimum floor area of any dwelling shall be not less than ~~eight hundred and sixty (860)~~ six hundred (600) square feet, exclusive of garages, carports, open porches, or breezeways. The dimensions of the dwelling shall be not less than twenty-four (24) feet in width nor less than twenty-four (24) feet in depth.

Page 25

ARTICLE XIV (R-2 RESIDENCE ZONE)

Section 3 LOT WIDTH, FRONTAGE, AND AREA

The width and street frontage of a lot shall be a minimum of ~~eighty (80)~~ forty (40) feet at the building line and there shall be a minimum ~~nine thousand (9,000)~~ four thousand eight hundred (4,800) square feet in area, exclusive of right-of-ways. Whenever public sewer and/or water facilities are not available and no unit sanitary sewer is available, the Board of Health requirements for lot area shall prevail, but shall not be less than ~~nine thousand (9,000)~~ four thousand eight hundred (4,800) square feet in area, exclusive of right-of-ways. ~~The lot area shall be used to determine the amount of lot coverage allowed in accordance with Article IX, Section 3.~~

ARTICLE XIV (R-2 RESIDENCE ZONE)

Section 4 FRONT YARD SETBACK – ALL LOTS

There shall be a front yard setback of a minimum ~~thirty (30)~~ twenty (20) feet in depth measured from the right-of-way line to the front wall of the building.

ARTICLE XIV (R-2 RESIDENCE ZONE)

Section 5 SIDE YARD SETBACK – CORNER LOTS

There shall be two (2) side yard setbacks of an interior lot, each being a minimum ~~eight (8)~~ five (5) feet in width measured at right angles to the side property line.

ARTICLE XIV (R-2 RESIDENCE ZONE)

Section 6 SIDE YARD SETBACK – CORNER LOTS

There shall be two (2) side yard setbacks of a corner lot. The side yard adjoining the street shall be a minimum of ~~twenty-five (25)~~ twenty (20) feet in depth measured from the right-of-way line to the sidewall of the building. The side yard adjoining the adjacent property shall be a minimum of ~~eight (8)~~ five (5) feet in width measured at right angles to the side property line.

ARTICLE XIV (R-2 RESIDENCE ZONE)

Section 7 REAR YARD SETBACK – ALL LOTS

There shall be a rear yard setback of a minimum ~~twenty-five (25)~~ fifteen (15) feet in depth measured from the rear property line to the rear wall of the building.

ARTICLE XIV (R-2 RESIDENCE ZONE)

Section 9 MINIMUM FLOOR AREAS AND BUILDING WIDTH

The minimum floor area of any dwelling shall be not less than ~~seven hundred and sixty (760)~~ six hundred (600) square feet, exclusive of garages, carports, open porches, or breezeways. The dimensions of the dwelling shall be not less than twenty-four (24) feet in width nor less than twenty-four (24) feet in depth.

Page 27

ARTICLE XV (R-3 RESIDENCE ZONE)

Section 3 LOT WIDTH, FRONTAGE, AND AREA

The width and street frontage of a lot shall be a minimum of ~~sixty (60)~~ forty (40) feet at the building line and there shall be a minimum ~~seven thousand five hundred (7,500)~~ four thousand eight hundred (4,800) square feet in area, exclusive of right-of-ways. Whenever public sewer and/or water facilities are not available and no unit sanitary sewer is available, the Board of Health requirements for lot area shall prevail, but shall not be less than ~~seven thousand five hundred (7,500)~~ four thousand eight hundred (4,800) square feet in area, exclusive of right-of-ways. ~~The lot area shall be used to determine the amount of lot coverage allowed in accordance with Article IX, Section 3.~~

ARTICLE XV (R-3 RESIDENCE ZONE)

Section 4 FRONT YARD SETBACK – ALL LOTS

There shall be a front yard setback of a minimum ~~twenty-five (25)~~ twenty (20) feet in depth measured from the right-of-way line to the front wall of the building.

ARTICLE XV (R-3 RESIDENCE ZONE)

Section 5 SIDE YARD SETBACK – CORNER LOTS

There shall be two (2) side yard setbacks of an interior lot, each being a minimum ~~six (6)~~ five (5) feet in width measured at right angles to the side property line.

ARTICLE XV(R-3 RESIDENCE ZONE)

Section 6 SIDE YARD SETBACK – CORNER LOTS

There shall be two (2) side yard setbacks of a corner lot. The side yard adjoining the street shall be a minimum of twenty (20) feet in depth measured from the right-of-way line to the sidewall of the building. The side yard adjoining the adjacent property shall be a minimum of ~~six (6)~~ five (5) feet in width measured at right angles to the side property line.

Page 28

ARTICLE XV (R-3 RESIDENCE ZONE)

Section 7 REAR YARD SETBACK – ALL LOTS

There shall be a rear yard setback of a minimum ~~twenty-five (25)~~ fifteen (15) feet in depth measured from the rear property line to the rear wall of the building.

ARTICLE XV (R-3 RESIDENCE ZONE)

Section 9 MINIMUM FLOOR AREAS AND BUILDING WIDTH

The minimum floor area of any dwelling shall be not less than ~~seven hundred and twenty (760)~~ six hundred (600) square feet, exclusive of garages, carports, open porches, or breezeways. The dimensions of the dwelling shall be not less than twenty-four (24) feet in width nor less than twenty-four (24) feet in depth.

ARTICLE XVI (R-4 RESIDENCE ZONE)

Section 1 PERMITTED USES

8. Accessory dwelling provided the floor area of the accessory dwelling be not less than three hundred (300) square feet and provided the additional off-street parking requirements are met in accordance with ARTICLE XXX, Section 2.

Page 29

ARTICLE XVI (R-4 RESIDENCE ZONE)

Section 2 SPECIAL USES SUBJECT TO APPROVAL BY THE BOARD OF ZONING APPEALS, Subsection 6.

~~6. Accessory dwelling provided the floor area of the accessory dwelling be not less than three hundred (300) square feet and provided the additional off-street parking requirements are met in accordance with ARTICLE XXX, Section 2.~~