

CITY OF MUNCIE CONSTRUCTION STANDARDS

ZONES	LOT WIDTH	LOT AREA	FRONT SETBACK	SIDE SETBACK	CORNER LOT SIDE SETBACK	REAR SETBACK	HEIGHT MAX	FLOOR AREA	BUILDING DIMEN.	LOT COVERAGE
F	150'	30000	50'	15'	45'	35'	45'	950	24' X 24'	N/A
R-1	100'	12000	30'	10'	25'	30'	30'	860	24' X 24'	35%
R-2	80'	9000	30'	8'	25'	25'	30'	760	24' X 24'	35%
R-3	60'	7500	25'	6'	20'	25'	30'	720	24' X 24'	40%
R-4	50'	6250	25'	5'	20'	25'	30'	720	24' X 24'	40%
R-4A	50'	6250	25'	5'	20'	25'	30'	720	24' X 24'	40%
R-5 1 unit	50'	6500	20'	5'	20'	20'	30'	720	24' X 24'	50%
R-5 2 unit	50'	6500	20'	7'	20'	20'	45'	600	24' X 24'	50%
R-5 3 unit	100'	9000	20'	5+2'/UNIT	20'	20'	45'	400	24' X 24'	50%
R-6 ¹	28'	2380	15'	5' OR 0'	25'	20'	30'	N/A	N/A	50%
BP	N/A	N/A	25'	6'	25'	30'	30'	N/A	N/A	N/A
CB	N/A	N/A	MEAN	NONE	MEAN	NONE	NONE	N/A	N/A	N/A
BL	N/A	N/A	25'	5'	25'	25'	35'	N/A	N/A	N/A
BC	N/A	N/A	25'	NONE ²	25'	25'	45'	N/A	N/A	N/A
BV	N/A	N/A	25'	NONE ²	25'	25'	45'	N/A	N/A	N/A
MT	N/A	10 A	50'	NONE ²	50'	50'	NONE	N/A	N/A	N/A

Construction Standards for Industrial Zones – IL, II, IP³

STREET (FRONT) SETBACKS BY ROAD TYPE: 120' from any interstate; 100' from any major road or county highway; 85' from any secondary highway; 65' from others

FRONT SETBACK ACROSS FROM A DWELLING OR ANY RESIDENCE ZONE: 100'

SIDE SETBACK ABUTTING A DWELLING OR A BUSINESS ZONE: 50'

REAR SETBACK: 30' except when abutting a RR, then 5'

GENERAL SETBACK: No building or structure closer than 100' to any dwelling

HEIGHT: 25' when adjacent to any Residence or Business Zone

¹ The R-6 zone standards are more completely set forth in the ordinance. There are no R-6 zones

² There is a 50' distance requirement between a commercial building and a dwelling in a R zone

³ The IP zone may have plat restrictions which set forth specific standards; absent plat restrictions, the general industrial standards apply.

NOTES: Lot area requirements apply to platted lots or lawful nonconforming parcels. Any other division of property is governed by Subdivision Ordinance with a 5 acre minimum.

All uses except one & two family dwellings are also subject to development standards set forth in Article XXX, Section 6 of the City of Muncie Comprehensive Zoning Ordinance.

Accessory buildings in rear yard, totally behind rear wall of house, have 3' setbacks and 17' height limit; any other location requires same setbacks as house shown above. No building may extend into an easement.