

ARTICLE 5 “R-1” SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

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5-101 Application

The regulations set forth in this Article, or set forth elsewhere in these Regulations, when referred to in this Article are the regulations in the “R-1” Single-Family Residential District. The purpose of this District is to provide for platted single-family residential development of a more urban character where public sanitary sewers and water, and other necessary public utilities and services are present to support the development, or where such infrastructure can be included within the development of the property as provided by the Marion County Subdivision Regulations. The District is also designed to protect and preserve existing development of a similar character.

5-102 Use Regulations

In District “R-1,” no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

1. Single-family dwellings.
2. Railroad rights-of-way, including a strip of land with tracks and auxiliary facilities for track operations, but not including passenger stations, freight terminals, switching and classifications yards, repair shops, roundhouses, powerhouses, interlocking towers, and fueling, sanding, and watering stations.
3. Temporary buildings, the uses of which are incidental to construction operations or sale of lots during development being conducted on the same or adjoining tract or subdivision, but not for use as a residence; and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of one year from the time of erection of such temporary buildings, whichever is sooner.

5-103 Performance Standards

The Performance Standards for permitted uses are contained in Article 13 of these Regulations.

5-104 Parking Regulations

The Parking Regulations for permitted uses are contained in Article 14 of these Regulations.

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5-105 Off-Street Loading Regulations

The Off-Street Loading Regulations for permitted uses are contained in Article 15 of these Regulations.

5-106 Sign Regulations

The Sign Regulations are contained in Article 16 of these Regulations.

5-107 Height, Area, and Bulk Regulations

In the “R-1” Single-Family Residential District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

1. Height: Buildings or structures shall not exceed 35 feet and/or 2 ½ stories in height.
2. Front Yard: The depth of the front yard shall be at least 30 feet.
3. Side Yard: There shall be a side yard on each side of a dwelling. The depth of the side yard shall be at least 10 feet.
4. Rear Yard: The depth of the rear yard shall be at least 20 feet.
5. Minimum Lot Size and Dimensions: Every lot hereafter created shall provide a minimum lot area of 20,000 square feet. The minimum width of a lot shall be 120 feet. The minimum depth of a lot shall be 150 feet. There shall not be a lot depth to lot width ratio greater than 3:1 (i.e. the depth of the lot cannot be greater than 3 times the width of the lot). In the event of unusual lot configurations, the Zoning Administrator shall determine whether the lot dimensions meet the spirit and intent of this requirement.
6. Lot Area Per Dwelling Unit: Every dwelling hereafter erected, constructed, reconstructed, moved or altered shall be on a lot with a minimum lot area of 20,000 square feet, unless said lot is a lot of record and conforms to the requirements of these Regulations and the Marion County Subdivision Regulations.

The Height, Area and Bulk Regulations are also set forth in the chart of Article 17. Said chart, and all notations and requirements shown therein, shall have the same force and effect as if all the notations and requirements were fully set forth or described herein.

5-108 Supplementary Height, Area and Bulk Regulations

Supplementary Height, Area and Bulk Regulations are contained in Article 18 of these Regulations.

5-109 Supplementary Use Regulations

Supplementary Use Regulations, including permitted Conditional Uses and Accessory Uses, are contained in Article 19 of these Regulations.