

PROPOSAL

Chart #1 Residential Uses	DISTRICT RESTRICTIONS							
	Single Family Dwellings				Double Family		Multiple Family	
	R-3	R-1	Ag. Parcel	All Others & R-2	R-3	All Other Except R-1 & New Subd.	R-3	All Other Except R-1
Minimum Standards: Except as noted under Specification C Section 5, General Provisions and Exceptions								
Yards: (See Note 1)								
Front: Distance from Highway	75'	100'	100'	100'	75'	100'	75'	100'
From all other roads	50'	75'	75'	75'	50'	75'	50'	75'
Side: Corner Lots on Highway	60'	75'	75'	75'	60'	75'	60'	75'
Cor. Lots-Other Road	45'	75'	75'	75'	60'	75'	60'	75'
Interior Lots	5'	15'	15'	10'	10'	15'	10'	15'
Accessory Bldg. Side	3'	5'	5'	5'				
Rear: All Lots	10'	20'	20'	15'	10'	15'	10'	15'
Lot Dimensions: (See Note 2)								
With Public Sewer (sq ft)	5,000	10,000	-	10,000	6000	10,000	3500 Per Each Family Unit	
Minimum Lot Width	50'	100'	-	70'	50'	70'	80'	
Without Pub Sewer (sq ft)	10,000	35,000	2 acres 87,120	15,000	15,000	35,000	5000 Per Each Family Unit 10,000 Per 1st floor Unit	
Minimum Lot Width	75'	150'	150'	100'	100'	150'	25'	
Minimum Ground Floor Living Area (square feet)	700'	900'	900'	800'	Double - 1400' Duplex - 700'		700 per 1st Floor Family	
Maximum Lot Coverage:	40% R-3 W/ Public Sewer - All Others 30%				35%		40%	
Maximum Height: Dwellings	35 feet: or up to 45 feet if side yards are each 25 feet, Minimum.							
Residential Accessory Buildings	18 feet: or up to 25 feet if side yards are each 15 feet, Minimum.							
Maximum Ground Floor Area:	Accessory Structures 100 square feet or less, no permit needed.							
Residential Accessory Buildings	2 times the size of dwelling unit. This applies to properties less than 2 acres.							
Vehicle Parking Provision:	Dust-free, off street as required, but at least 2 spaces per family.							
Driveways	12' wide with 4 inches of pit run gravel to front one (1) house to the road.							
Note 1	All yard dimensions on roads are measured from the CENTER of surface or paved area. All setbacks are measured from the overhang. Plan Commission meeting of 5-16-90.							
Note 2	The depth to width ratio of a lot for residential building purposes shall be no greater than 3 to 1 not less than 1 to 1 and the width of a lot shall front on a public road.							
Zoning clearance for construction or use, when sanitary facilities are required, is hereby declared invalid until such facilities have been investigated and approved by the STARKE COUNTY HEALTH BOARD.								
On an undersized lot in any type of zoning an applicant may reconstruct the same ground floor coverage for dwelling until as what was removed as long as (1) one year has not passed since dwelling unit was removed and it meets all other requirements in the <u>STARKE COUNTY Z-1 Zoning Ordinance</u> . Plan Commission meeting of 6-19-02.								
Starke County Planning Commission 53 E. Mound St. Knox, IN 46534 (574)72-9133								