

R1- Low Density Single Family Residential

§ 153.021 (B) Residential Districts. Six districts, RS, R1, R2, R3, R4, and R5, are established for residential use in conformity with the types of neighborhoods, which have occurred, and are likely to develop in the areas so designated on the Zone Maps. The Districts differ primarily with respect to requirements of lot size, building ground floor area, and the number of families that may be housed in one building.

R1 is a single-family, low-density residential district. The minimum lot size and building area are less than the RS District. R1 Districts usually include new and developing single-family neighborhoods and subdivisions.

USES: PERMITTED*

*All uses not found on either of these lists will require a Variance hearing in front of the Board of Zoning Appeals. Applications can be found in the Advisory Plan Department.

Dwelling, single family
Elementary & secondary schools
Farm general
Home stay, host home
Private swimming pools
Public park or recreational facilities
Temporary mobile home, during construction
Section A
Transmission lines for gas, oil, electricity, other utilities

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Bed & Breakfast
Church or temple
College & universities
Contractors temp bldg.
Customary Home Occupation
Day care center & home day nursery
Government office bldg.
Government/maintenance/service bldg.
Junior colleges/technical institutes
Lake, artificial or 3+ acres
Libraries & information centers
Microwave towers
Police or fire station
Public or commercial sanitary landfill or garbage disposal plant
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Radio-TV transmitting towers
Railroads/R.O.W. & necessary uses
Residential condos
Telephone exchange or public utility substations

Other similar uses SIC Div. A & E

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R1 PARKING SPACES REQUIRED: BY USE*

Agricultural Uses (SIC 01/02/07/08/09)

Not Applicable

Amusement & Recreation Uses SIC 78/79

1 per 2 of avg. #of employees/customers/users on site at one time

Industrial Uses Not Applicable (SIC 10/12/13-17/20-39/9050/51/59/61)

Institutional Uses (SIC 43/805/806/82)

1 per 2 of avg. # of employees/customers/users on site at one time

Large Product Retail & Services (SIC 52/55/5712/5722) Not Applicable

Nonclassified Uses (SIC 99) As determined by BZA

Office & Business Services (SIC 60-65/67/73/80/81/83/86/87)

-1 space per 200 square feet gross floor area
-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

Residential Uses (SIC 99)

-2 per single family dwelling unit
-1.5 per multifamily dwelling unit
-1 per bedroom for boarding house, cooperative, tourist home, and similar group uses
-2 per home professional business or customary home occupation, in addition to dwelling unit requirement

Retail & Service Uses Not Applicable (SIC 53/54/56-59/70/72/75/76/89)

Transportation & Utility Uses (SIC 40-42/44-49)

1 space per 2 of avg. # of employees/customers/users on site at one time

Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public Not Applicable

R1 DISTRICT REQUIREMENTS: SINGLE FAMILY DWELLINGS

Minimum Lot Area in Sq Ft per Unit

With Sewers: 12,000

Without Sewers: 20,000

Minimum Lot Width: 80'

Maximum Building Height: 25'

Minimum Front Yard

Arterial Highway: 40'

Local Highway or Local Street: 30'

Minimum Side Yard in Percent of Lot Width:

10% (but not less than 5' nor more than 25')

Minimum Rear Yard

Main Building: 20'

Accessory Building: 5'

Minimum Building Front Line: 24'

Vision Clearance on Corner Lots: YES

Minimum Ground Floor Building Area in Sq Ft

One Story Dwelling: 960

Two Story Dwelling: 720

Maximum Lot Coverage in % of Lot Area: 30%

of Off-street Parking Spaces to be provided on Lot: 2

§ 153.065: SIGNAGE*

*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

- Name plates shall not exceed 2 square feet in area and display only the following:

1. Name of the premises upon which it is displayed; and
2. Name of the owner or lessee of said premises;
3. Address of said premises.

-Advertising structures (billboards) are not permitted.