
Article Seven

Development Standards



Height Standards (HT)

7.4 Height Standards (HT)

HT-01: This Height Standards section applies to the permitted uses within the following districts:



- A. No structure may be erected or changed so as to make its height greater than specified in its applicable Zoning District, except as noted below:
 - a. Elevator bulkheads and rooftop mechanical equipment may exceed the permitted height standards by up to fifteen (15) feet, but must be shielded from view by design features of the building
 - b. The following may exceed the permitted height regulations by two (2) times the allowable height within the applicable zoning district.
 - i. Church steeples,
 - ii. Municipal water towers,
 - iii. Chimneys, and
 - iv. Mechanical equipment (tanks, towers, elevators, conveyors, etc.) necessary for the primary function of industrial uses in NI, I1, I2 and IR zone districts.

Accessory Structure Standards (AS)

7.5 Accessory Structure Standards (AS)

AS-01: General Standards:

This Accessory Structure Standards section applies within the following districts:



- A. Except as otherwise provided herein, it shall be unlawful for any person to erect, construct, enlarge, or move any accessory structure without first obtaining a permit from the Planning Department.
- B. Accessory Structures shall comply with all Development Standards for the subject Zoning District.
- C. Accessory Structures must relate to the Primary Structure and its uses.
- D. Accessory Structures may not encroach on any platted easement unless the owner of the easement gives written consent.
- E. Dumpsters, compactors, and all other trash receptacles must be enclosed and screened as per 7.28 MC-07 in this Ordinance.

AS-02: This Accessory Structure Standards section applies within the following districts:

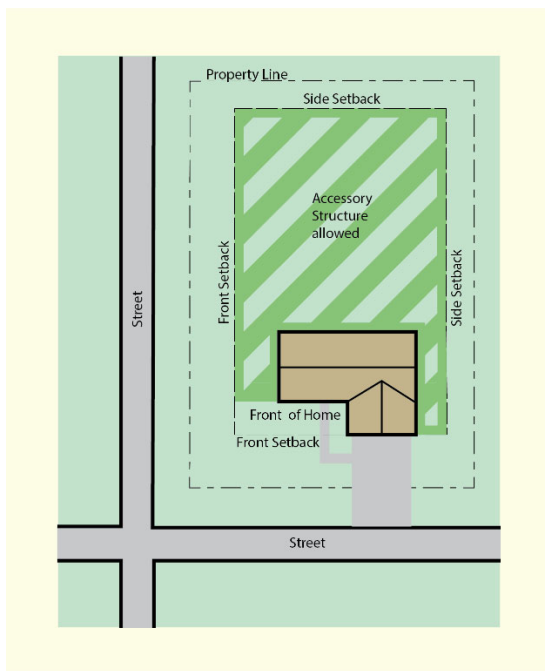


- A. Permitted Structures:
 - a. Accessory Structures are not permitted on a lot prior to any Primary Structure being constructed except where the accessory structure is being used for agricultural purposes.
 - b. The following Accessory Structures are permitted, but must abide by all applicable standards:
 - agricultural buildings
 - bath houses or saunas
 - boat docks
 - boat houses
 - carports
 - decks
 - garages
 - gazebos
 - greenhouses, private
 - hot tubs
 - mini barns
 - pole barn
 - sheds
 - sport courts
 - storage building
 - swimming pools (swimming pools must abide by 675 IAC 20)
 - c. Accessory Structures are not deemed to include swing sets, doghouses, tree houses, playhouses, and other such incidentals except as otherwise stated in this Ordinance.
 - d. No mobile home, manufactured home, or shipping container may be used as an accessory structure.

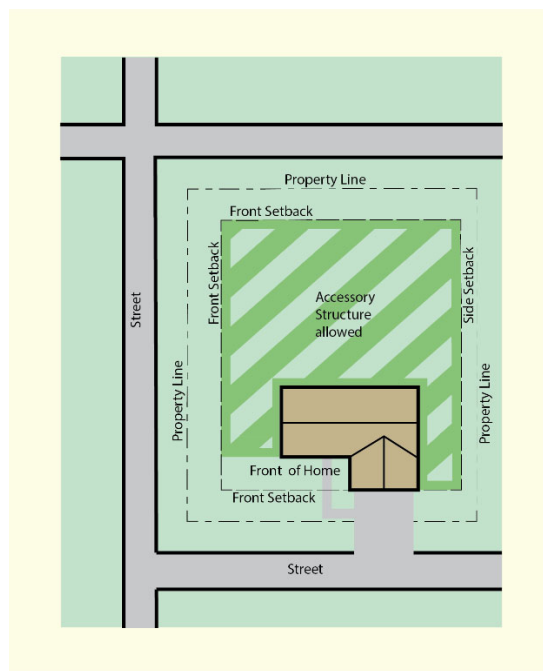
Accessory Structure Standards (AS)

(Continued)

- B. Size:
 - a. At R1, R2, R3 and M1 properties, no Accessory Structure shall exceed one-thousand (1,000) square feet or one-hundred percent (100%) of the square footage of the primary structure, whichever is less.
 - b. At M2 and M3 properties, no Accessory Structure shall exceed one-hundred percent (100%) of the building footprint of the primary structure.
- C. Quantity:
 - a. No more than three (3) accessory structures are permitted on any residential lot with one primary structure.
 - b. Multi-family properties in M2 and M3 zones with multiple primary structures may have three (3) accessory structures plus one (1) additional structure per every primary structure.
- D. Placement:
 - a. Accessory structures may only be located to the rear or side of the primary structure unless as specified below.
 - i. At corner lots and through lots, accessory structures may be placed within the front yard and to the side and rear of the primary structure, as shown in the diagram below, so long as the accessory structure maintains the Minimum Front Yard setbacks for primary structures in the zoning district



Accessory Structure locations for corner lot



Accessory Structure locations for through lot

AS-03: This Accessory Structure Standards section applies within the following districts:



A. Permitted Structures:

- a. Accessory Structures are not permitted on a lot prior to any Primary Structure being constructed except where the accessory structure is being used for recreational or agricultural purposes.
- b. The following Accessory Structures are permitted, but must abide by all applicable standards:
 - large antennas or satellite dishes
 - canopies - permanent, not attached to building (e.g. gas canopy)
 - decks
 - dumpster enclosures
 - garages
 - gazebos
 - storage buildings
 - sheds
 - picnic shelters
 - restroom facilities
 - shade structures
 - sport courts
- c. No mobile home or manufactured home may be used as an accessory structure.
- d. Accessory structures are not deemed to include ATM's, Vending Machines, Drive-thru message boards, dumpsters, playgrounds, recreation equipment and other such incidentals except as otherwise stated in this Ordinance.

B. Size:

- a. An Accessory Structure cannot exceed seventy-five percent (75%) of the building footprint of the primary structure.

C. Quantity:

- a. No more than three (3) Accessory Structures are permitted on a lot.
- b. Properties in the PR and IS districts may have additional accessory structures at the discretion of the Planning Director.

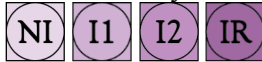
D. Placement:

- a. Where not essential to the primary use of the property (e.g. a gas canopy), accessory structures shall be located to the rear or side of the primary structure unless as specified below:
- b. At corner and through lots, accessory structures may be placed in the front yard of any lot so long as the accessory structure maintains the Minimum Front Yard setback for the zoning district. Such structures shall be screened from the street with fencing and/or landscape elements

Accessory Structure Standards (AS)

(Continued)

AS-04: This Accessory Structure Standards section applies within the following districts:



A. Permitted Structures:

- a. Accessory Structures are not permitted on a lot prior to any Primary Structure being constructed except where the accessory structure is being used for agricultural purposes or for an industrial purpose that does not require a primary structure.
- b. The following Accessory Structures are permitted, but must abide by all applicable standards:
 - antennas or satellite dishes (large)
 - canopies - permanent, not attached to building (e.g. gas canopy)
 - decks
 - dumpster enclosures
 - garages
 - gazebos
 - mobile office trailers
 - restroom facilities
 - security buildings
 - shade structures
 - sheds
 - sport courts
 - storage buildings
 - other industrial structures incidental to the primary use.
- c. Accessory structures are not deemed to include ATM's, Vending Machines, dumpsters, playgrounds, recreation equipment and other such incidentals except as otherwise stated in this Ordinance.

B. Size:

- a. An Accessory Structure cannot exceed seventy-five percent (75%) of the building footprint of the primary structure.

C. Quantity:

- a. No more than five (5) Accessory Structures are permitted on a lot.

D. Placement:

- a. Accessory structures may be placed anywhere on the property within the minimum setbacks
- d. Accessory structures located within the front setback shall be screened from the street with fencing and/or landscape elements

E. Miscellaneous standards

- a. Accessory structures in the IR district shall be constructed at the discretion of the River Ridge Development Authority. Written approval from the RRDA must be submitted prior to approval from the Planning Department.

Accessory Structure Standards (AS)

(Continued)

AS-05: This Accessory Structure Standards section applies within the following district:



- A. Management offices, sales offices, storage, mini-warehouses, laundry, and other structures customarily incidental to manufactured home parks or mobile home parks are permitted, provided the following criteria are met.
 - a. The Accessory Structure is subordinate to the residential component of the park and adds aesthetic value to the park;
 - b. The Accessory Structure is located, designed and intended to serve only the needs of the park; and
 - c. The establishments located within the Accessory Structure present no visible evidence of their business nature to areas outside the park.
- B. Each manufactured home or mobile home is entitled to one (1) accessory structure in addition to a carport or garage. Attached or detached garages, and carports are to be counted toward the total accessory building area. The total area of all accessory structures may not exceed twenty percent (20%) of the dwelling site. Permitted accessory structures are as follows:
 - boat docks
 - boat houses
 - carports
 - decks
 - garages
 - gazebos
 - greenhouses, private
 - hot tubs
 - mini barns
 - sheds
 - sport courts
 - storage buildings
- C. Model manufactured or mobile homes as sales units are permitted provided that the number of model homes is limited to five percent (5%) of the authorized number of dwelling sites in the park. Model homes must comply with all standards set forth in the MP District. One (1) unit may be used as a sales office.
- D. Accessory structures in the MP district shall be constructed at the discretion of the mobile home park owner/manager. Written approval from the owner/manager must be submitted prior to approval from the Planning Department.

Fence and Wall Standards (FW)

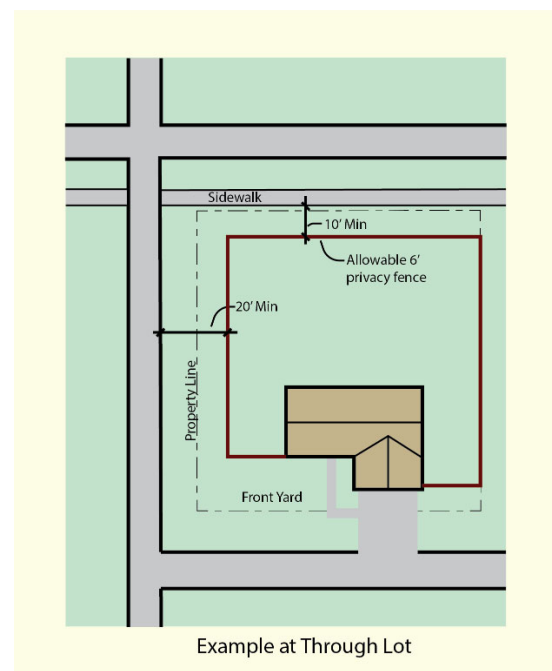
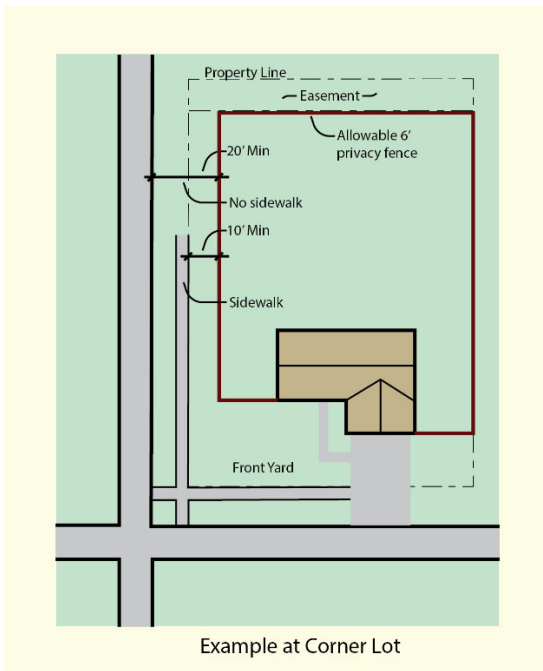
7.6 Fence and Wall (FW)

FW-01: This Fence and Wall Standards section applies to the following districts:



All fences and walls:

- A. Must present the non-structural face outward.
- B. May not incorporate security wire, barbed wire, or sharpened top spikes.
- C. Are permitted up to the property line, but
 - a. May not be closer than two (2) feet to any public right-of-way.
 - b. May not be placed within the vision clearance triangle as defined in 7.23 Vision Clearance Standards.
 - c. May not be constructed within easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).
- D. May not be greater than six (6) feet in height in the side yard and rear yard or greater than four (4) feet in height in the front yard except as noted in FW-01 E
- E. At Corner Lots and Through Lots, a (6) foot high privacy fence may be constructed around the structure from the front corner of the structure nearest the street intersection to the side property line (as shown in the diagram below) so long as the following conditions are met.
 - a. The fence shall be constructed a minimum of twenty (20) feet from any street and, where a sidewalk is present, at least ten (10) feet from any sidewalk (see diagram below),
 - i. Exception: Where an existing or newly permitted home is closer to either the sidewalk or street than noted above, a 6' fence may not project forward of the primary façade of the structure facing said street or sidewalk.
 - b. The fence shall not cross any driveway leading to a garage.



Fence and Wall Standards (FW).....(Continued)

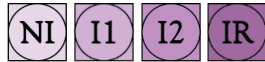
FW-02: This Fence and Wall Standards section applies to the following districts:



All fences and walls:

- A. Must present the non-structural face outward.
- B. May not incorporate security wire, barbed wire, or sharpened top spikes.
- C. Are permitted up to the property line, but
 - d. May not be closer than two (2) feet to any public right-of-way.
 - e. May not be placed within the vision clearance triangle as defined in 7.23 Vision Clearance Standards.
 - f. May not be constructed within easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).
- D. May not be greater than eight (8) feet in height in the side yard and rear yard or greater than four (4) feet in height in the front yard.

FW-03: This Fence and Wall Standards section applies to the following districts:



All fences and walls:

- A. Must present the non-structural face outward.
- B. Are permitted up to the property line, but
 - a. May not be closer than two (2) feet to any public right-of-way.
 - b. May not be placed within the vision clearance triangle as defined in 7.23 Vision Clearance Standards.
 - c. May not be constructed within easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).
- B. May not be greater than eight (8) feet in height in the side yard and rear yard or greater than four (4) feet in height in the front yard except as noted in FW-03 C
- C. In front yards/along public streets an eight (8) foot fence may be constructed if
 - a. The fence is constructed a minimum of five (5) feet from any sidewalk or, where no sidewalk is present, fifteen (15) feet from any street, and
 - b. The fence is constructed with chain link, aluminum rails, or other construction that allows activity within to be seen from the street.
- D. Fences in the IR district shall be constructed at the discretion of the River Ridge Development Authority. Written approval from the RRDA must be submitted prior to approval from the Planning Department.