

Figure 1

RIPLEY COUNTY, INDIANA

AREA ZONING CODE

District & Type of Dwelling Unit		Minimum Lot Area Square Feet	Minimum Lot Area Per Dwelling Unit Square Feet	Minimum Living Area Square Feet	Minimum Lot Width Feet	Maximum Lot Coverage % of Lot	Minimum Depth Front Yard Feet	Minimum Depth Rear Yard Feet	Minimum Width Side Yard (one) in feet	Aggregate or Both Side yard as % of total width % in feet	Normal Maximum Building Height Feet
A-1	PRIME AGRICULTURE Single-family Dwelling: Manufactured Home:	87,120 (2 acres) 43,560 (1ACRE) if common sewer is provided	87,120 (2 acres) 43,560 (1ACRE) if common sewer is provided	950 Single Story 1,250 Two Story	200 125	20	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
A-2	Agriculture Single-family Dwelling: Manufactured Home:	87,120 (2 ACRES) 43,560 (1 ACRE) if common sewer is provided	87,120 (2 ACRES) 43,560 (1 ACRE) if common sewer is provided	950 Single Story 1,250 Two Story	200 125	20	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
FR	Forest Recreation Single-family dwelling: Manufactured Home:	87,120 (2 acres) 43,560 (1 acre) if common sewer is provided	87,120 (2 acres) 43,560 (1 acre) if common sewer is provided	950 Single Story 1,250 Two Story	200 125	20	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
R-1	Single-Family Residence Single-Family Dwelling: Manufactured Home:	14,520	14,520	950 Single Story 1,250 Two Story	80	30	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
R-2	Single-family Dwelling: Manufactured Home:	14,520	14,520	950 Single Story 1,250 Two Story	80	30	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
	Two-family Dwelling:	14,520	8,000	1,200 - side by side							
R-3	Single-family Dwelling: Manufactured Home:	14,520	14,520	950 Single Story 1,250 Two Story	80	35	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
	Two-family Dwelling:	14,520	14,520	1,200 - side by side							
	Multi-family dwelling:	14,520 for first 2 units, add 2,500 for each add'l unit	14,520 for first 2 units, add 2,500 for each add'l unit	same as above (1,200 plus 400 floor area) for each add'l unit over four units							
LB	Local Business Single-family Dwelling: Manufactured Home:	14,520	14,520	950 Single Story 1,250 Two Story	80	35	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
	Two-family Dwelling:	14,520	14,520	1,200 - side by side							
	Multi-family dwelling:	Same as R-3	Same as R-3	Same as R-3							

Note: All lot sizes shall be 2 acres regardless of zone; if not on common sewer