

Figure 1

RIPLEY COUNTY, INDIANA

AREA ZONING CODE

District & Type of Dwelling Unit		Minimum Lot Area 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	Side yard as % of total width % in feet	Normal Maximum Building Height Feet
A-1	PRIME AGRICULTURE Single-Family Dwelling: Manufactured Home: Modular Home:	87,120 (2 acres) 43,560 (1 ACRE) if common sewer is provided	950 Single Story 800 1st floor with total 1,250 in Two Story	200	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: Modular Home:	87,120 (2 ACRES) 43,560 (1 ACRE) if common sewer is provided	950 Single Story 800 1st floor with total 1,250 in Two Story	200	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: Modular Home:	87,120 (2 acres) 43,560 (1 acre) if common sewer is provided	950 Single Story 800 1st floor with total 1,250 in Two Story	200	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: Modular Home:	14,520	950 Single Story 800 1st floor with total 1,250 in 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: Modular Home:	14,520	950 Single Story 800 1 st floor with total 1,250 in 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	600 sq. ft. 1 bdrm., 700 sq. ft. 2 bdrm., + 100 sq. ft. for ea. additional bdrm.							
R-3	Single-Family Dwelling: Manufactured Home: Modular Home:	14,520	950 Single Story 800 1st floor with total 1,250 in Two Story	80	** All improvements within Building setback lines	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
	Two-Family Dwelling:	14,520	600 sq. ft. 1 bdrm., 700 sq. ft. 2 bdrm., + 100 sq. ft. for ea. additional bdrm.							
	*** Multi-Family dwelling:	14,520 for first 2 units, add 2,500 for each add'l unit	600 sq. ft. 1 bedroom. 700 sq. ft. 2 bedrooms + 100 sq. ft. for each additional bedroom							
LB	Local Business Single-Family Dwelling: Manufactured Home: Modular Home:	14,520	950 Single Story 800 1 st floor with total 1,250 in Two Story	80	** All improvements within Building setback lines	40 abutting arterial & 25 other Sts	20	10% of Req. Lot Width	20% of actual Lot Width	35
	Two-Family Dwelling:	14,520	600 sq. ft. 1 bdrm., 700 sq. ft. 2 bdrm., + 100 sq. ft. ea. additional bdrm.							
	*** Multi-Family dwelling:	Same as R-3	Same as R-3							

Note: All lot sizes in A-1 & A-2 shall be 2 acres regardless of zone; if not on common sewer.

Note ** Structures, hard surface, parking area/s, drive area/s are to be within the setback requirements, unless matching existing pavement on right of way, or street. Any and all Improvements shall be within building setback lines. Setback distances are for green space only. No driveways, buildings, structures, eaves, overhangs, awnings, porches, stoops, ac units, heating units, pools, pavement, concrete and the like.

Note * All multi-family are permitted by Special Exception only.**

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Information in these columns refer to Business and Industrial District Requirements for various types of uses denoted by the names of the districts and their yard and height requirements		Districts in which this type of use is permitted	Minimum Depth Front Yard	Minimum Depth Rear Yard	Minimum Lot Width	Minimum side yard where business or Industrial District adjoins residence district within block frontage	Minimum Side Yard along Side Street line of corner lot where block (or tract) is adjoined by Residence District	Minimum side yard in blocks not including residence district	Normal Maximum Building Height
			Feet	Feet	Feet	Feet	Feet	Feet	Feet
LB	District Designation: A-1, Local Business District Local Business Uses: Note: See LB Local Business above for Residential Use Requirements	LB RB GB	LB: 15 RB: 80	15	LB: 50 RB: 100 GB: 50	10	LB & GB: 5 RB: 20	LB: 35 GB: 60	35
RB	R-3, Roadside Business District (See Note 1) Roadside Business Uses: Single-Family Dwelling: same as R-2 Manufactured Home: same as R-2 I-1, Two-family Dwelling: same as R-2 Multi-family Dwelling: same as R-3	RB All Business uses require Special Exception	80	25	200	20	20	20	35
GB	UD, General Business District (See Note 3) General Business Uses: Single-Family Dwelling: same as LB Manufactured Home: same as LB Two-family Dwelling same as LB Multi-family Dwelling: same as LB	GB 1-2 1-1 w/Special Exception	GB: 0	15	GB: 50	10	5	5	35
1B	Interchange Business District (See Note 1) Interchange Business Uses: Single-Family Dwelling: same as R-2 Manufactured Home: same as R-2 Two-family Dwelling: same as R-2 Multi-family Dwelling: same as R-3	1B All Business uses requires Special Exception	80	25	200	20	20	20	35
1-1	Enclosed Industrial District (See Note 3) Enclosed Industrial Uses: (No Dwellings)	1- 1 1-2	100	100	100	100	100	See Note # 3	60
1-2	Open Industrial District (See Note 3) Open Industrial Uses: (No Dwelling)	1-2	100	100	100	100	100	See Note # 3	60
UD	Unit Development Plan District	Special provisions for dwellings, businesses, industries, and other types of Uses: See Sec. 80.22.							
FP	Flood Plain District	Special provisions. Dwellings not permitted. See Sec. 80.21 (Appendix A)							
Note 1:	Business Uses in the RB District and 1B District require approval of the Board of Zoning Appeals in accordance with Special Exception procedure.								
Note 2:	"Arterial" and "Other Streets" refer to thoroughfare classifications in the Thoroughfare Plan of Ripley County, Indiana - 2004. The depth of the Front Yard is measured from the proposed right-of-way line (see Sec. 80.25) or Front Lot Line to the Building Line. Arterial Streets include State 1-fighways, Major and Minor Arterial Thoroughfares, and Collector or Feeder Thoroughfares; Other Streets include Residential Streets or Thoroughfares.								
Note 3:	1-1 & 1-2 setbacks are 100' on all sides. 1-1, 1-2 & GB districts where abutting like districts, side and rear setbacks are Twenty (20) feet. 1-1 & 1-2 districts fronting or facing like districts, the front setback shall be Forty (40) feet abutting on an arterial road and Twenty-Five (25) feet when abutting on all other roads.								

