

Figure 1

RIPLEY COUNTY, INDIANA AREA ZONING CODE

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	Local Business District Local Business Uses: Note: See LB Local Business above for Residential Use Requirements	LB RB GB	LB: 15 RB: 80 GB: 0	15	LB: 50 RB: 100 GB: 50	10	LB & GB: 5 RB:20	LB: 35 GB: 60	35
RB	Roadside Business District (See Note 1) Roadside 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	RB All Business uses require Special Exception	80	25	200	20	20	20	35
GB	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 I-2 I-1 w/Special Exception	GB: 0	15	GB: 50	10	5	5	35
IB	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	IB All Business uses requires Special Exception	80	25	200	20	20	20	35
I-1	Enclosed Industrial District (See Note 3) Enclosed Industrial Uses: (No Dwellings)	I-1, I-2	100	100	100	100	100	See Note #3	60
I-2	Open Industrial District (See Note 3) Open Industrial Uses: (No Dwellings)	I-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 IB 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 Highways, Major and Minor Arterial Thoroughfares, and Collector or Feeder Thoroughfares; Other Streets include Residential Streets or Thoroughfares.								
Note 3:	I-1 & I-2 setbacks are 100' on all sides. I-1, I-2 & GB districts where abutting like districts, side and rear setbacks are Twenty (20) feet. I-1 & I-2 districts fronting or facing like districts, the front setback shall be Forty (40)								

District Designation:
A-1,
A-2,
FR,
R-1,
R-2,
R-3,
LB,
GB,
IB,
I-1,
I-2,
UD,
FP

feet abutting on an arterial road and Twenty five (25) feet when abutting on all other roads.