

ORDINANCE NO. CO.07-19-017
AN ORDINANCE AMENDING SECTION 17.38.010
(TABLE A – STANDARDS FOR PRINCIPAL BUILDINGS ON
INDIVIDUAL LOTS) OF THE VANDERBURGH COUNTY CODE

WHEREAS, the Board of Commissioners of Vanderburgh County, Indiana, as the executive and legislative body of Vanderburgh County, have the power to adopt and amend ordinances relating to the administration of Vanderburgh County government; and

WHEREAS, the Board of Commissioners of Vanderburgh County seek to amend Section 17.38.010 (Table A – Standards for Principal Buildings on Individual Lots) of the Vanderburgh County Code.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Vanderburgh County, Indiana, as follows:

SECTION 1. Amendment to Section 17.38.010 (Table A – Standards for Principal Buildings on Individual Lots) of the Vanderburgh County Code

Section 17.38.010 (Table A) of the Vanderburgh County Code is hereby amended to read as follows:

Chapter 17.38: TABLES

17.38.010 Table A.

TABLE A
Standards for Principal Buildings on Individual Lots

DISTRICT	MAXIMUM HEIGHT (FEET)	MINIMUM WIDTH (FEET)	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD (FEET)	MINIMUM SIDE YARD STREET SIDE CORNER LOT (FEET)	MINIMUM REAR YARD (FEET)	LOT COVERAGE	GREEN SPACE REQUIRED
A, AIR	NONE	20	25 ⁶	5 ⁵	10	NONE	75%	100% FRONT YARD IN ALL ZONES
R-1	NONE	20	25 ⁶	5 ⁵	10	NONE	75%	
R-2	NONE	20	25 ⁶	5 ⁵	10	NONE	75%	
R-3	50	20	20	5 ⁵	10	NONE	75%	
R-4	50	20	20	5 ⁵	10	NONE	75%	
R-5	150	50	20	5 ⁵	10	NONE	75%	
CO-1	35	60	20	5 ^{1,5}	10	NONE	75%	
CO-2	35	60	20	5 ^{1,5}	10	NONE	75%	
C-1	35	NONE	10 ⁴	5 ^{1,5}	10	NONE ¹	75%	
C-2	50	NONE	10 ⁴	NONE ¹	5	NONE ¹	75%	

DISTRICT	MAXIMUM HEIGHT (FEET)	MINIMUM WIDTH (FEET)	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD (FEET)	MINIMUM SIDE YARD STREET SIDE CORNER LOT (FEET)	MINIMUM REAR YARD (FEET)	LOT COVERAGE	GREEN SPACE REQUIRED
C-4	50	NONE	10 ¹	NONE ¹	5	NONE ¹	75%	
W-R	35	NONE	20 ^{2,4}	NONE ¹	5	NONE ¹	75%	
W-1	NONE	NONE	10 ^{2,4}	NONE ³	5	NONE ³	75%	
M-1	NONE	NONE	10 ^{2,4}	NONE ³	5	NONE ³	75%	
M-2	NONE	NONE	10 ^{2,4}	NONE ³	5	NONE ³	75%	
M-3	NONE	NONE	10 ^{2,4}	NONE ³	5	NONE ³	75%	
F-1	NONE	NONE	NONE	NONE ³	5	NONE ³	10%	
CON	35	NONE	NONE	NONE	NONE	NONE	30%	
PUD	AS APPROVED IN THE DEVELOPMENT PLAN	AS APPROVED IN THE DEVELOPMENT PLAN	AS APPROVED IN THE DEVELOPMENT PLAN	AS APPROVED IN THE DEVELOPMENT PLAN	AS APPROVED IN THE DEVELOPMENT PLAN	AS APPROVED IN THE DEVELOPMENT PLAN	AS APPROVED IN THE DEVELOPMENT PLAN	

1. See 17.12.050 (H)
2. Applies only to lots fronting on dedicated street right-of-way
3. See 17.12.050 (I)
4. See 17.12.050 (J)
5. On lots smaller than 40 feet in width which were platted before the effective date of this ordinance, a percentage computation will apply: Every yard shall have a side yard on each side, each of which shall be at least 10% of the width of the lot in width, and the aggregate width of both side yards on any lot shall be at least 25% of the width of the lot in width.
6. A twenty-foot front yard for residential lots with frontage on a cul-de-sac.

SECTION 2. Effective Date. This Ordinance shall be in full force and effect after its passage by the Board of Commissioners of Vanderburgh County, Indiana, and following publication as provided by I.C. 5-3-1.

First passed by the Board of Commissioners of Vanderburgh County this 11th day of June, 2019.

Final passage by the Board of Commissioners of Vanderburgh County this 26TH day of SEPT., 2023.

**BOARD OF COMMISSIONERS OF
VANDERBURGH COUNTY, INDIANA**

By: _____

Cheryl A.W. Musgrave, President

By: _____

Justin Elpers, Vice-President

By: _____

Ben Shoulders, Member

ATTEST:

Brian A. Gerth, Vanderburgh County Auditor

APPROVED AS TO LEGAL FORM:

By: _____

David L. Jones
Vanderburgh County Attorney