



## VANDERBURGH COUNTY

ONE N.W. MARTIN LUTHER KING, JR. BLVD.  
CIVIC CENTER ROOM # 305  
EVANSVILLE, INDIANA 47708

OFFICE OF THE BOARD OF COMMISSIONERS  
**CHERYL MUSGRAVE**, PRESIDENT  
**JUSTIN ELPERS**, VICE-PRESIDENT  
**BEN SHOULDERS**, MEMBER

**FOR IMMEDIATE RELEASE**

Contact: Commissioners' Office  
(812) 435-5241

### **Commissioners Slash Residential Building Requirements, Increasing Flexibility for Property Owners**

EVANSVILLE, IN - September 26, 2023 - In a unanimous decision today, the Board of Commissioners of Vanderburgh County took a significant step forward by revising residential building requirements in the unincorporated county.

Most notably, the Commissioners abolished the minimum land size requirement for housing construction on platted lots in the unincorporated county. This action builds upon the earlier work of the Commission which reduced minimum acreage from 5 to 2.5 acres for homes reliant on septic systems, reduced the minimum square footage of homes, and allowed "mother-in-law" structures on existing lots.

Effective upon publication in the County's official codebook on October 3, 2023, these revisions are centered around "Table A - Standards for Principal Buildings on Individual Lots." Key amendments include the elimination of minimum lot size and rear yard requirements, an expansion of maximum height and lot coverage allowances, and a reduction in minimum lot width requirements.

Cheryl Musgrave, President of the Board of Commissioners, emphasized the practical impact of this revision, stating, "Simply put, this revision of 'Table A' signifies that families now have the opportunity to make the most use of their land whether it's for new construction or additions to existing homes."

Justin Elpers, Vice-President, stated "This transformative shift not only makes housing more affordable for families when constructing their homes but also gives property owners greater freedom to build on existing lots."

Ben Shoulders stated, "This most recent step reflects the Commissioners' commitment to curbing urban sprawl by allowing smaller lots and without the need for time-consuming variances."

**BACKGROUND:** Under previous regulations, a home in district R-1 required a minimum lot size of 6,000 square feet, restricted height to no more than 35 feet, and capped lot coverage at 30%. With the amended ordinance, the burdensome minimum lot size requirement has been completely removed, the maximum height restriction of 35 feet lifted entirely, and lot coverage expanded to 75%.

###