

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 5: S-1/RESIDENCE DISTRICT

- 5.00 S-1/Residence District.
5.01 Permitted Uses.
5.02 Special Uses & Special Exceptions.
5.03 Accessory Building and Uses.
5.04 Height and Area Requirements.

5.00 S-1/Residence District.¹

5.00.01 Purpose and Intent.

The purpose of this district is to provide for the development of innovative residential environments in keeping with the rural character of this district, by providing for a development process that allows a high degree of flexibility in the design of single-family subdivisions. Further, it is the purpose of this district to provide for a development process that allows for more efficient use of the land through the introduction of open space and conservation lands within subdivisions. It is the intention of this district to protect remaining significant natural features within this district by placing an emphasis on less intensive urban land uses.

5.01 Permitted Uses:²

5.01.01 See Appendix A: Schedule of Uses.

5.01.02 Maximum Density: For a residential subdivision, 1.0 lots/acre.

5.02 Special Uses & Special Exceptions:³

A. See Appendix A: Schedule of Uses.

B. See Chapter 21: Special Uses & Special Exceptions for additional regulations.

5.02.01 Minimum Area Requirements:

Use:	Minimum Area (Acres):
Cemetery	Thirty (30)
Commercial Greenhouse	Ten (10)
Day nursery	One (1)
Kindergarten	One (1)
Plant nursery	Ten (10)

¹ Section 5.00 amended per Ordinance No. Z-327.

² Section 5.01 amended per Ordinance No. Z-320; Z-322; Z-327; Z-415-03, §a; Z-453-04, §p; Z-558-12.

³ Section 5.02 amended per Ordinance No. Z-320; Z-327; Z-415-03, §b-c; Z-558-12.

5.02.02 Other Requirements:

Mineral extraction, borrow pit, top soil removal and their storage

Other requirements:

Minimum perimeter Natural Open Space buffer (as defined in 7.03.01 of the Subdivision Regulations) of 300 ft. when adjoining or abutting any residential use or district.

5.03 Accessory Building and Uses.⁴ (See Chapter 25: Additional Use Regulations for additional regulations.)

5.03.01 See also Section 25.01.

5.04 Height and Area Requirements.⁵ (See Chapter 26: Additional Height, Yard, & Lot Area Regulations for additional regulations.)

5.04.01 Maximum Height:⁶ Thirty-five (35) feet.

5.04.02 Minimum Lot Area:

- A. Lots without service by a community water system and a community sanitary sewer system, 43,560 square feet.
- B. Lots with service from a community water system, and private septic system, 35,000 square feet.
- C. Lots with service from a community sanitary sewer system and private water system, 25,000 square feet.
- D. Lots with community water system and community sanitary sewer system 15,000 square feet.

5.04.03 Minimum Lot Standards:

- A. Minimum Front Yard:⁷ Forty (40) feet.
- B. Minimum Side Yard:⁸
 - 1. Single-family Dwelling: Ten (10) feet;
 - 2. All other uses: Twenty (20) feet.
- C. Minimum Aggregate of Side Yard:
 - 1. Single-family Dwelling: Thirty (30) feet;
 - 2. All other uses: Fifty (50) feet.
- D. Minimum Rear Yard:
 - 1. Single-family Dwelling: Twenty (20) feet;
 - 2. All other uses: Fifteen (15) feet.
- E. Minimum Lot Width:
 - 1. Single-family home Dwelling: One hundred twenty (120) feet;

⁴ Section 5.03 amended per Ordinance No. Z-309; Z-369-02, §h; Z-453-04, §q-t.

⁵ Section 5.04 amended per Ordinance No. Z-327; Z-366-01; Z-508-07.

⁶ See also Section 26.01.01.

⁷ **NOTE:** For the Minimum Front Yard requirement for any Lot in a Qualifying Subdivision approved prior to April 21, 2008, which utilized relaxed Front Yard standards previously prescribed in the Subdivision Control Ordinance see Section 26.02.07.

⁸ See also Section 26.01.01.

2. All other uses: Two hundred (200) feet.
- F. Maximum Lot Coverage: Thirty-five percent (35%) of lot.
- G. Minimum Ground Floor Area:
1. One-story dwelling: One thousand (1,000) square feet;
 2. Two-story dwelling and All other uses: Eight hundred (800) square feet.

**CHAPTER 5: S-1/RESIDENCE DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-309			November 20, 1995	
Z-320			July 11, 1997	
Z-322			May 19, 1997	
Z-327			January 4, 1999	
Z-366-01	76-01b OA	n/a	November 28, 2001	5.04.01 Winter 2002 V2
Z-369-02	160-02 OA	April 1, 2002	April 1, 2002	5.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	5.01; 5.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	5.01; 5.04.03 Summer 2004 v1
Z-508-07	07070023 OA	November 19, 2007	November 19, 2007	5.04.04 Autumn 2007 v1
Z-558-12, as amended	12010005 OA	November 5, 2012	November 5, 2012	5.01; 5.02.02 Autumn 2012 v1