

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
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CARMEL ZONING ORDINANCE
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2.00 Compliance with the Regulations.

Except as hereinafter provided:

2.01 Building and Land Use.¹

No Building or land shall be used and no Building shall be erected, reconstructed or structurally altered which is arranged, intended, or designed to be used for any purpose other than a Use which is permitted and specified in a District in which such Building or land is located without first having had an appropriate Use Variance approved by the Board.

2.02 Height.²

No Building shall be erected, reconstructed or structurally altered to exceed the limits of height established and specified for the Use and the District in which such Building is located prior to having had the appropriate Development Standards Variance approved by the Board.

2.03 Yard, Lot Area, and Size of Building.³

No Building shall be erected, reconstructed or structurally altered in any manner which will encroach upon, or reduce in any manner, the Yards, Lot Area per Dwelling Unit, Ground Floor Area of residential Building, or Lot Coverage regulations, established and specified for the Use and the District in which such Building is located prior to having had the appropriate Development Standards Variance(s) approved by the Board.

¹ Section 2.01 amended per Ordinance No. Z-453-04, §d.

² Section 2.02 amended per Ordinance No. Z-453-04, §e.

³ Section 2.03 amended per Ordinance No. Z-453-04, §f.

2.04 Lots.⁴

In no case shall there be more than one (1) Principal Building used for residential purposes, and its Accessory Buildings, located on one (1) Lot. Every Building hereafter erected shall be located on a platted Lot or on an unplatted Lot or tract as approved by the Director, which abuts upon and has adequate frontage on a publicly dedicated Street and has adequate storm water drainage; unless the appropriate Development Standards Variance(s) has been approved by the Board and/or the appropriate Subdivision Waiver(s) has been approved by the Commission.

2.05 Parking Space and Loading Berths.⁵

Every Building hereafter erected shall provide Parking Space for Motor Vehicles and Loading Berths as specified hereinafter for the Use to which such Building is to be devoted.

2.06 Ownership.

Cooperatives, Condominiums and all other forms of property ownership do not affect the provisions of these regulations and all requirements shall be observed as though the property were under single ownership.

2.07 Mobile Homes.⁶

All inhabited Mobile Homes shall be located in a Mobile Home Park that has received Special Use approval. No inhabited Mobile Home, outside an approved Mobile Home Park, shall be connected to utilities except those Mobile Homes being offered for sale. Mobile Homes used for all other purposes shall be placed in accordance with the regulation of this Ordinance.

2.08 Compliance with Current Standards of the City of Carmel.

All Improvements and installations required by this Ordinance shall be in accordance with current standards of the City of Carmel.

2.09 Compliance with the Transportation Plan.⁷

In addition to meeting requirements of Americans with Disabilities Act (ADA), all projects and Improvements or authorizations under the jurisdiction of this Ordinance that adjoin, include, are served by or affect existing streets bearing a designation in the Transportation Plan shall conform to the requirements of the Transportation Plan Section of the Comprehensive Plan in regard to:

- (1) the dedication of public Rights-of-way;
- (2) design and construction of the improvements indicated by the Transportation Plan across the roadway frontage of the project;
- (3) Setback; and
- (4) any other affected development standards.

The petitioner may elect to provide a monetary commitment equal to the value to otherwise design and construct the improvements indicated by the Transportation Plan across the roadway frontage. The value of the commitment shall be equal to the difference in the value to otherwise design and construct the improvements indicated by the Transportation Plan across the roadway frontage, minus the cost to design and construct those improvements indicated by the Transportation Plan across the roadway frontage that will be installed by the petitioner. The values established above

⁴ Section 2.04 amended per Ordinance No. Z-453-04, §g.

⁵ See also Chapter 27: Additional Parking and Loading Regulations.

⁶ Section 2.07 amended per Ordinance No. Z-453-04, §h.

⁷ Section 2.09 amended per Ordinance No. Z-369-02, §a; Z-530-09, §c; amended and renamed per Z-558-12.

shall be approved by the Department of Engineering.

Conformance with the Transportation Plan as outlined above shall be in addition to any improvements required by:

- (1) *Subdivision Control Ordinance Chapter 5, Sections 5.03.05 and 5.05.02(3)*;
- (2) *Zoning Ordinance Chapter 24, Section 24.02(B)(5)(e)*; and
- (3) Other applicable standards.

2.10 Subdivision of Land.⁸

The Subdivision of land may occur in accordance with the Subdivision Control Ordinance in all zoning districts established in *Section 4.01*.

⁸ *Section 2.10* amended per *Ordinance No. Z-453-04, §i*.

**CHAPTER 2: COMPLIANCE WITH THE REGULATIONS
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	2.09 Spring 2002 v2
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	2.01; 2.02; 2.03; 2.04; 2.07; 2.10 Summer 2004 v1
Z-530-09	09030015 OA	July 20, 2009	July 20, 2009	2.09 Summer 2009 v1
Z-558-12, as amended	12010005 OA	November 5, 2012	November 5, 2012	2.09 Autumn 2012 v1