

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 9: R-3/RESIDENCE DISTRICT

- 9.00 R-3/Residence District.
9.01 Permitted Uses.
9.02 Special Uses & Special Exceptions.
9.03 Accessory Building and Uses.
9.04 Height and Area Requirements.

9.00 R-3/Residence District.¹

9.00.01 Purpose and Intent.

The purpose of this district is to provide for medium density single- and two-family development on smaller lots in urbanized areas. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objectives. The R-3 District corresponds to the Medium Intensity Residential Community on the Comprehensive Plan's Land Use Map.

9.01 Permitted Uses:²

9.01.01 See *Appendix A: Schedule of Uses.*

9.01.02 Maximum Density: For a residential subdivision, 5.0 lots/acre.

9.02 Special Uses & Special Exceptions:³

A. See *Appendix A: Schedule of Uses.*

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

9.02.01 Minimum Area Requirements:

Same as S-1 District regulations of *Section 5.02.01.*

9.02.02 Other Requirements:

Same as S-1 District regulations of *Section 5.02.02.*

9.03 Accessory Buildings and Uses.⁴ See also *Section 25.01.*

¹ *Section 9.00* amended per *Ordinance No. Z-327.*

² *Section 9.01* amended per *Ordinance No. Z-327; Z-415-03, §o; Z-558-12.*

³ *Section 9.02* amended per *Ordinance No. Z-320; Z-415-03, §p-r.*

⁴ *Section 9.03* amended per *Ordinance No. Z-369-02, §l.*

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

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

9.04.02 Minimum Lot Size:

- 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, 20,000 square feet.
- D. Lots with community water system and community sanitary sewer, 8000 square feet.

9.04.03 Minimum Lot Standards:

- A. Minimum Front Yard:⁷ Thirty (30) feet.
- B. Minimum Side Yard:⁸ Five (5) feet.
- C. Minimum Aggregate of Side Yard: Fifteen (15) feet.
- D. Minimum Rear Yard:
 - 1. All residential uses: Twenty (20) feet;
 - 2. All other uses: Fifteen (15) feet.
- E. Minimum Lot Width: Sixty (60) feet.
- F. Maximum Lot Coverage: Thirty-five percent (35%) of lot.
- G. Minimum Ground Floor Area:
 - 1. Single-family dwelling: Eight hundred (800) square feet;
 - 2. Two-family dwelling: Seven hundred (700) square feet per dwelling unit;
 - 3. All other uses: Eight hundred (800) square feet.

⁵ Section 9.04 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.

**CHAPTER 9: R-3/RESIDENCE DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-320			July 11, 1997	
Z-327			January 4, 1999	
Z-366-01	76-01b OA	n/a	November 28, 2001	9.04.01
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	9.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	8.01; 8.02 Autumn 2003 v1
Z-508-07	07070023 OA	November 19, 2007	November 19, 2007	9.04.04 Autumn 2007 v1
Z-558-12, as amended	12010005 OA	November 5, 2012	November 5, 2012	9.01 Autumn 2012 v1