

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 7: R-1/RESIDENCE DISTRICT

- 7.00 R-1/Residence District.
7.01 Permitted Uses.
7.02 Special Uses & Special Exceptions.
7.03 Accessory Building and Uses.
7.04 Height and Area Requirements.

7.00 R-1/Residence District.¹

7.00.01 Purpose and Intent.

The purpose of this district is to provide for low-density single-family residential development where adequate public facilities are available. 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-1 District corresponds to the Low Intensity Residential Community on the Comprehensive Plan's Land Use Map.

7.01 Permitted Uses:²

7.01.01 See *Appendix A: Schedule of Uses.*

7.01.02 Maximum Density: For a residential subdivision, 2.9 lots/acre.

7.02 Special Uses & Special Exceptions:³

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

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

7.02.01 Minimum Area Requirements:

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

7.02.02 Other Requirements:

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

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

¹ *Section 7.00* amended per *Ordinance No. Z-327.*

² *Section 7.01* amended per *Ordinance No. Z-327; Z-415-03, §g; Z-558-12.*

³ *Section 7.02* amended per *Ordinance No. Z-320; Z-415-03, §h-j.*

⁴ *Section 7.03* amended per *Ordinance No. Z-369-02, §j.*

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

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

7.04.02 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, 20,000 square feet.
- D. Lots with community water system and community sanitary sewer system, 10,000 square feet.

7.04.03 Minimum Lot Standards:

- A. Minimum Front Yard:⁷ Thirty-five (35) feet.
- B. Minimum Side Yard:⁸ Ten (10) feet.
- C. Minimum Aggregate of Side Yard: Twenty (20) feet.
- D. Minimum Rear Yard:
 - 1. Single-family dwelling: Twenty (20) feet;
 - 2. All other uses: Fifteen (15) feet.
- E. Minimum Lot Width: One hundred (100) feet.
- F. Maximum Lot Coverage: Thirty-five percent (35%) of lot.
- G. Minimum Ground Floor Area:
 - 1. One-story dwelling: One thousand one hundred (1,100) square feet;
 - 2. Two-story dwelling and all other uses: Nine hundred (900) square feet.

⁵ Section 7.04 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 7: R-1/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	7.04.01
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	7.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	7.01; 7.02 Autumn 2003 v1
Z-508-07	07070023 OA	November 19, 2007	November 19, 2007	7.04.04 Autumn 2007 v1
Z-558-12, as amended	12010005 OA	November 5, 2012	November 5, 2012	7.01 Autumn 2012 v1