

**CARMEL CITY CODE**  
**CHAPTER 10: ZONING & SUBDIVISIONS**  
**ARTICLE 1: ZONING CODE**  
**CARMEL ZONING ORDINANCE**  
**CHAPTER 6: S-2/RESIDENCE DISTRICT**

- 6.00 S-2/Residence District.  
6.01 Permitted Uses.  
6.02 Special Uses & Special Exceptions.  
6.03 Accessory Building and Uses.  
6.04 Height and Area Requirements.

**6.00 S-2/Residence District.**<sup>1</sup>

6.00.01 Purpose and Intent.

The purpose of this district is to provide for low-density single-family residential development in areas facing conversion from a rural-agricultural nature to a residential nature. 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 Objective. The S-2 District corresponds to the Low Intensity Residential Community on the Comprehensive Plan's Land Use Map.

**6.01 Permitted Uses:**<sup>2</sup>

6.01.01 See *Appendix A: Schedule of Uses.*

6.01.02 Maximum Density: For a residential subdivision, 2.4 lots/acre.

**6.02 Uses & Special Exceptions:**<sup>3</sup>

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

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

6.02.01 Minimum Area Requirements:

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

6.02.02 Other Requirements:

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

**6.03 Accessory Buildings and Uses:**<sup>4</sup> See also *Section 25.01.*

<sup>1</sup> Section 6.00 amended per Ordinance No. Z-327.

<sup>2</sup> Section 6.01 amended per Ordinance No. Z-327; Z-415-03, §d; Z-558-12.

<sup>3</sup> Section 6.02 amended per Ordinance No. Z-320; Z-415-03, §e-f.

<sup>4</sup> Section 6.03 amended per Ordinance No. Z-369-02, §i.

**6.04 Height and Area Requirements.**<sup>5</sup> (see *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional regulations.)

6.04.01 Maximum Height:<sup>6</sup> Thirty-five (35) feet.

6.04.02 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, 12,000 square feet.

6.04.03 Minimum Lot Standards:

- A. Minimum Front Yard:<sup>7</sup> Thirty-five (35) feet.
- B. Minimum Side Yard:<sup>8</sup>
  - 1. Single-family Dwelling: Ten (10) feet;
  - 2. All other uses: Twenty (20) feet.
- C. Minimum aggregate of Side Yard:
  - 1. Single-family Dwelling: Twenty-five (25) feet;
  - 2. All other uses: Forty (40) 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 Dwelling: One hundred (100) feet;
  - 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 one hundred (1,100) square feet;
  - 2. Two-story dwelling and All other uses: Eight hundred (800) square feet.

<sup>5</sup> Section 6.04 amended per Ordinance No. Z-327; Z-366-01; Z-508-07.

<sup>6</sup> See also Section 26.01.01.

<sup>7</sup> **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.

<sup>8</sup> See also Section 26.01.01.

**CHAPTER 6: S-2 RESIDENCE DISTRICT  
AMENDMENT LOG**

<b>Ordinance No.</b>	<b>Docket No.</b>	<b>Council Approval</b>	<b>Effective Date</b>	<b>Sections Affected</b>
<b>Z-320</b>			July 11, 1997	
Z-327				
Z-366-01	76-01b OA	n/a	November 28, 2001	6.04.01
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	6.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	6.01; 6.02 Autumn 2003 v1
Z-508-07	07070023 OA	November 19, 2007	November 19, 2007	6.04.04 Autumn 2007 v1
Z-558-12, as amended	12010005 OA	November 5, 2012	November 5, 2012	6.01 Autumn 2012 v1