

## 2.2 General Residential

This District is intended to preserve and create traditional moderate density residential neighborhoods. The District is designated for areas having approved public water supply and sanitary sewer systems.

The following permitted uses are allowed in this district.

Permitted Uses	
Residential Uses	<ul style="list-style-type: none"> <li>• Dwellings, single family and two-family</li> </ul>
Park Uses	<ul style="list-style-type: none"> <li>• Nature preserve/center</li> <li>• Park and/or playgrounds</li> </ul>

The following special exception uses must be approved by the Plan Commission.

Special Exception Uses	
Institutional/Public Uses	<ul style="list-style-type: none"> <li>• Community center</li> <li>• Day-care center</li> <li>• Police, fire, and rescue station</li> <li>• Church or other place of worship</li> <li>• Cemetery</li> <li>• Schools</li> </ul>
Communication/Utility Uses	<ul style="list-style-type: none"> <li>• Water tower</li> </ul>
Park Uses	<ul style="list-style-type: none"> <li>• Golf course and/or country club</li> <li>• Driving range</li> <li>• Athletic fields, courts, and area</li> </ul>
Residential Uses	<ul style="list-style-type: none"> <li>• Residential facility for the mentally ill</li> <li>• Residential facility for the developmentally disabled</li> <li>• Multi-family</li> </ul>

Lot and Yard Standards	
Minimum Lot Area	<ul style="list-style-type: none"> <li>• 15,000 square feet</li> </ul>
Maximum Lot Area	<ul style="list-style-type: none"> <li>• none</li> </ul>
Minimum Lot Width	<ul style="list-style-type: none"> <li>• 80 feet (measured at the front building setback line)</li> </ul>
Minimum Lot Frontage	<ul style="list-style-type: none"> <li>• 45% of the lot width (on public street with access from that street)</li> </ul>
Maximum Lot Depth	<ul style="list-style-type: none"> <li>• 130 feet</li> </ul>
Maximum Lot Coverage	<ul style="list-style-type: none"> <li>• 40% (of the lot area may be covered by structures and other hard surfaces)</li> </ul>
Minimum Front Yard Setback	<ul style="list-style-type: none"> <li>• 35 feet</li> </ul>
Minimum Side Yard Setback	<ul style="list-style-type: none"> <li>• Residential 15 feet/Others 50 feet</li> </ul>
Minimum Rear Yard Setback	<ul style="list-style-type: none"> <li>• Residential 30 feet/Others 50 feet</li> </ul>
Minimum Living Unit Area*	<ul style="list-style-type: none"> <li>• 1,500 square feet single-story/1,700 square feet two-story</li> </ul>
Minimum Ground Floor Living Area*	<ul style="list-style-type: none"> <li>• 30% of the total living area</li> </ul>
Maximum Primary Structures per Lot	<ul style="list-style-type: none"> <li>• 1</li> </ul>
Maximum Height	<ul style="list-style-type: none"> <li>• 35 feet for primary structure</li> <li>• 20 feet for accessory structure</li> </ul>

\* living area does not include garage space

### **A. Residential Garage Standards**

The primary residential structure must have a 2 car attached garage. The minimum sizing must be 24 x 24 feet and designated for vehicle parking.

### **B. Modular and Manufactured/Mobile Home Standards**

Modular homes are acceptable dwelling units. Manufactured or mobile homes are not acceptable and are only permitted in a previously established manufactured home park. Following are the definitions of modular, manufactured and mobile homes:

1. A modular home is an off-site (factory) constructed, transportable structure designed for residential occupancy when permanently placed on a foundation.
2. A manufactured home is defined in I.C. 9-13-2-96 single-family dwelling unit designed and built in a factory, installed as a permanent residence, which bears a seal certifying that it was built in compliance with the National Manufactured Housing Construction and Safety Standards Act (42 U.S.C. 5401 et seq.) and which also complies with the following specifications:
  - a. Shall have been constructed after January 1, 1981 and must exceed nine hundred fifty (950) square feet of occupied space;
  - b. Is attached to a permanent foundation of masonry construction and has permanent perimeter enclosure constructed in accordance with the One- and Two- Family Dwelling Code.
  - c. Has wheels, axles and towing chassis removed;
  - d. Has a pitched roof with a minimum rise of two-twelfths (2/12); and
  - e. Consists of two (2) or more sections which, when joined, have a minimum dimension of twenty by forty-seven and one-half (20 x 47.5) feet in length or width enclosing occupied space.
3. A mobile home is any vehicle more than thirty- two (32) feet in length designed by the manufacturer or maker with hitch and undercarriage to permit its being used as a conveyance upon public streets and highways and so designed, constructed or reconstructed as will permit the vehicle to be used as a dwelling and not qualifying under the definition of manufactured home or recreational vehicle (refer to Attachment F for the definition of recreational vehicle).

### **C. Fence, Hedge, and Wall Standards**

- **Height Requirements:** Fences, hedges, and walls shall not exceed 8 feet in height in any side or rear yard or 3 feet in height in any front yard. For the purposes of this requirement, the front yard shall be defined as all areas located between any adjacent streets and the walls of the primary structure that face them. The height of the fence shall be determined by measuring from grade level to the highest point of the fence, including any posts or finals.

- **Prohibited Fences:** All electrified, barbed wire, razor wire, and stockade fences are prohibited on all lots not used for agricultural purposes. In no instance shall this be interpreted as prohibiting the use of invisible fences.

#### **D. Buffering Standards**

The general purpose of buffering is to soften the potential conflicts between the potential uses in one zoning district and the potential in another, adjacent district by using setbacks and landscaping. Following are buffering standards that apply to this district:

- If adjacent to an opposite district or opposite use, then the buffer shall be a minimum width of 20 feet in addition to the yard setback (as specified previously).
- In addition, 1 deciduous canopy tree and 2 evergreen trees shall be planted in the buffer yard for every 35 feet of contiguous boundary between the subject and adjoining properties.
- The required buffer yards shall be installed despite the presence of streets, alleys, streams and other features separating property lines in conflicting zoning districts.
- The developer or owner of the subject property is responsible for installing the buffer yard at the time the property is developed. The adjacent property owner shall not have to participate in installing the buffer yard.
- No buffer yard or required landscape materials shall be placed within any right-of-way or septic field.
- All required buffer yard areas shall be provided entirely on the subject property and shall be in addition to setbacks.
- Required buffer yard trees may be placed either at regular intervals or irregular patterns representing a natural landscape unless otherwise specified. However, no 2 buffer yard canopy trees shall be placed within 10 feet of one another.
- All plantings in the buffer yard shall meet the planting standards provided in the Landscaping Standards.
- All portions of the buffer yard not planted with trees, shrubs, or other landscaped materials shall be covered with grass or other ground covering vegetation. Landscaping stone or other non-vegetative surfaces may not be substituted for vegetation.

#### **E. Accessory Structure Standards**

**Accessory Structure** is a structure that is subordinate to a primary structure in area, intent, and/or purpose; contributes to the comfort, convenience, or necessity of occupants of the primary structure; does not alter or change the character of the property; and is located on the same lot as the primary structure.

- **Permitted Accessory Structures**
  1. Antennas: Amateur radio antenna shall be permitted as an incidental accessory structure in all zoning districts, and shall meet the following requirements:

- a. Location: No amateur radio antenna shall be located in any provided front yard or within any required rear or side yard setback.
  - b. Height: No amateur radio tower shall exceed 30 feet in height from ground level or 6 feet in height above the highest point of the roof of the primary structure, whichever is greater. The Plan Commission, through the Development Standards Variance process, may permit amateur radio towers to exceed these height requirements if a determination is made that the increased tower height is technically necessary to successfully engage in amateur radio communications.
  - c. Interference: No amateur radio antenna or operation shall create electrical or communications interference, including visual or audible interference with radio or television reception.
2. Satellite Dish
  3. Recreational Greenhouses
  4. Mini-barns and sheds (maximum 120 sq. ft. in area and/or 10 ft. in height)
  5. Swimming pools (above and in ground): All swimming pools shall conform to the requirements of the Indiana Pool Code.
- **Exceptions:** Accessory structures are not deemed to bird baths & houses, swing sets, mailboxes, lamp posts, doghouses, tree houses, saunas & hot tubs, attached & detached decks/ patios, gazebos, yard ornaments, and other incidentals except as otherwise stated by these standards.
  - **Location:** Accessory structures shall comply with the following location requirements:
    1. Setbacks from other Structures: A minimum separation of 5 feet shall be provided between an accessory structure and any primary structure or other accessory structure.
    2. Rights-of-way: No accessory structure shall encroach on any right-of-way without written consent of the holder of the right-of-way. Encroachment into any right-of-way held by the Town of Morristown shall require the consent of the Plan Commission.
    3. Septic Fields: No accessory structures shall be placed in any operable septic fields.
    4. Yard Location: All accessory structures, with the exception of gazebos and decks, shall only be located to the rear or side of the primary structure. In no case may any other accessory structure be located in a front yard.

## **F. Home Occupations**

The purpose of home occupations is to provide standards for the operation of home-based businesses in order to protect the residential character of Morristown's neighborhoods, preserve property values, and prevent the hazards to persons and property that result from residential-commercial land use conflicts.

A home occupation shall be permitted as accessory to any dwelling unit. A variance shall be required for any proposed home occupations that do not comply with the following requirements:

- **Business Activities:** The face-to-face wholesale/retail sale of stocked inventories is not permitted, except for incidental sales that do not exceed 25% of the total home occupation sales. Manufacturing activities are not permitted. Mail order/telephone/internet sales, as well as distribution of sold merchandise is permitted.
- **Equipment:** The equipment used for the home occupation must be limited to computers, fax machines, telephones, copy machines, and other office equipment.
- **Effects of Operation:** There shall be no equipment or process used in the home occupation that creates noise, vibration, glare, smoke, fumes, odors, or electrical interference that is detectable off the premises, as determined by the Plan Commission Director. There shall be no electrical or mechanical equipment utilized in the home occupation that will create any visual or audible interference with radio or television reception.
- **Owner/Operator:** At least 1 person residing within the dwelling must be the primary operator of the home occupation.
- **Outdoor Storage/Display:** The property must not contain any exterior storage of products, equipment, or materials that are related to the home occupation.
- **Business Area:** The business or service provided must be located within the dwelling and/or an accessory building. The home occupation may utilize no more than 25% of the total floor area of the primary structure.
- **Structural Alterations:** The home occupation must not require any structural or aesthetic alterations to the structure that change its residential character.
  1. **Appearance:** The dwelling shall not be altered in its appearance, and the home occupation shall not be conducted in such a manner as to differentiate the dwelling from the residential character of the area by the use of colors, materials, construction, or lighting.
  2. **Entrances:** The home occupation shall not require any additional entrances to the structure.
  3. **Utility Services:** The home occupation shall not require increasing or enhancing the size, capacity, or flow of the water, gas, septic, sewer, or electrical systems beyond what is standard for a residence.
  4. **Interior:** There shall be no alterations to the interior of the dwelling to accommodate the home occupation that would render the structure undesirable for residential use.
- **Customers/Parking:** No additional parking spaces must required to accommodate the home occupation, other than those spaces required for the dwelling itself.
- **Deliveries:** The home occupation shall not require the regular use of commercial vehicles for pickup and deliveries other than the U.S. Postal Service or other small package carriers.
- **Signs:** No signs of any type shall be permitted unless an approved sign permit is issued by the Town.

## **G. Parking Standards**

The purpose of these standards is to reduce traffic problems and, therefore, provide for public safety by eliminating unnecessary on-street parking and establishing appropriate locations and numbers of off-street parking spaces for uses in each zoning district.

- **General Requirements:** All parking spaces shall meet the following general requirements:
  1. On-street parking is not permitted. Two off-street parking spaces, paved with asphalt or concrete, shall be provided on the same lot as the dwelling unit for which they are required in addition to garage space.
  2. Location: No off-street parking spaces may fully or partially be located in a public right-of-way, septic field, or required buffer yard. No parking spaces located in a garage for a single or two-family residence shall be counted toward meeting the requirements of these standards.
  3. Access: All required parking spaces must be designed to provide direct access to roadways for vehicles. In no case may areas that do not have direct access be considered a parking space meeting the requirements of these standards.
  
- **Inoperable Vehicle Storage Requirements:** The storage of all motor vehicles shall be consistent with the following requirements:
  1. Unlicensed/Inoperable Vehicles: The storage of vehicles or trailers of any type without current license plates and registration or in an inoperable condition shall be prohibited other than in completely enclosed buildings or associated with permitted auto salvage yards or auto-repair facilities.
  2. Inoperable Vehicles Stored at Auto-repair Facilities: Vehicles associated with permitted auto salvage yards and/or auto-repair facilities must be stored consistent with the following requirements:
    - a. All such vehicles, including antique vehicles, shall be stored within a rear or side yard storage area. In no case shall such vehicles be stored in any right-of-way, front yard, or required setback area or bufferyard.
    - b. All storage areas for such vehicles shall be completely enclosed by a minimum 6 foot tall, 100% opaque fence constructed of wood, stone, or masonry. Gates allowing access to the storage areas are permitted and shall be closed when not in use. The Gates shall consist of, 100% opaque wooden doors of a height matching that of the enclosure. In no instance shall any vehicles or materials stored within the enclosure exceed the height of the fence.