WC § 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and with the issuance of a permit as may be required.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On all lots a front building setback line is required on each street frontage.

4. Building Height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that both side yards are increased an additional foot for each foot such building exceeds 25 feet in height.

B. AG-SF1 – Agriculture/Single-Family 1 - The purposes of this district are to accommodate agricultural land uses and large-lot single-family residential land uses.

1. Permitted Uses -

- Accessory buildings as related to agriculture or large lot single family residential use
- Cemeteries
- Churches
- Child care home - in accordance with IC 36-7-4-1108
- Farms and farm buildings for livestock and crops
- Fire stations
- Golf courses
- Nurseries, greenhouses, truck gardens, farms, or related products produced and sold on site
- Public Parks
- Public and private camps
- Residential facility for mentally ill - in accordance with IC 12-28-4-7
- Schools - public or private - without dormitory accommodations
- Signs as permitted by sign ordinance
- Single family dwellings on large lots
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Temporary buildings for construction purposes for a period not to exceed such construction
- Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a Municipal governing body

2. Special Exceptions -

- Airports and landing fields
- Cemeteries - pet
- Convents, monasteries, theological schools rectories and parish houses
- Fraternities and lodges
- Heliports
- Lake developments - recreational
- Large animal hospitals
- Private clubs and lodges
- Public or private schools with dormitories
- Radio, facsimile, TV, micro-wave towers
- Raising animals for biological purposes
- Raising animals for furs or pets
- Riding stables
- Zoos

3. Permitted Home Occupations -

   - Art Studio
   - Beauty shop - one chair operated by a resident
   - Business conducted entirely by mail
   - Dressmaking
   - Home garage sales not to exceed 7 days per year
   - Homebound schools for 12 or less full-time or part-time children including residents of the home.
   - Personal motor vehicle sales not to exceed 2 vehicles per year.
   - Professional office of a clergyman, lawyer, architect, accountant, or counselor
   - Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling
   - Teaching – such as musical instruments or dancing
   - Typing or other office services

   Permitted home occupations shall not include the employment of a person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Area – three (3) acres

5. Minimum Lot Frontage on Road – 250 feet

6. Minimum Setback Requirements –

   a. Front Yard – 100 feet: Expressways, Primary and Secondary Arterials
      80 feet: on all other roads

   b. Side Yard – 30 feet

   c. Rear Yard – 30 feet

   d. Minimum Lot Width at Building Line – 100 feet

7. Maximum Building Height – not to exceed two and one-half (2 ½) stories or 35 feet, whichever is lower.

8. Minimum single-family ground level square footage, exclusive of porches, terraces, and garages -

a. Single story -	1350 square feet
b. Two story -	800 square feet
c. Tri-level -	800 square feet (basement & 1st level)
d. Story and one-half -	800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in WC 16.04.120, Off-Street Loading and Parking.

10. A subdivision, as defined in this ordinance, shall not be permitted in this district

11. For purposes of determining what portion of any parcel shall be classified for zoning purposes as agriculture and exempt from property tax liability under IC 33-4-3-4.1, any parcel larger than three (3) acres in size with livestock or crops located on a portion of the parcel and within the AG-SF1 district shall be classified as agriculture.

C. AG-SF 1 - I - This district is established as a special district for single family residential homes not located in a subdivision and which area has been annexed into the corporate limits of the Town of Westfield and is served by public water and sewer facilities.

1. Permitted Uses -

- Single family dwellings
- Accessory buildings as related to single family dwellings
- Fire stations
- Churches
- Temporary buildings for construction purposes for a period not to exceed one (1) year
- Signs as permitted by sign ordinance
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- None

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail

- Beauty shop - one chair operated by a resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

C1. SF 1 –Single-Family 1 - The purposes of this district are to accommodate large-lot single family residential land uses where public sanitary sewers and water are available.

1. Permitted Uses -

- Accessory building (single structure) as related to single family residential use
- Child care home - in accordance with IC 36-7-4-1108
- Fire Stations, Police Stations, Community or Public Service Structures
- Golf Courses
- Public Parks and Private Park
- Residential facility for mentally ill and Developmentally Disabled - in accordance with IC 12-28-4-7 and IC 12-28-4-8
- Signs as permitted by sign ordinance
- Single family dwellings
- Temporary buildings for construction purposes for a period not to exceed one year, or the completion of the structure, whichever is less
- Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a Municipal governing body

2. Special Exceptions -

- Lake developments – recreational Public and Private
- Private clubs and lodges when integrated into the subdivisions' home owners association in the same development
- Tennis and swimming clubs when directly integrated into the subdivisions' home owners association in the same development
- Accessory building (greater then one (1)) as related to single family residential use

3. Permitted Home Occupations – Business that does not have a visual or physical impact on the site by conducting business on the premises

   Permitted home occupations shall not include the employment of a person on the premises in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Area –

   a. Not less than 30,000 square feet in a subdivision

5. Minimum Lot Frontage on Road –

   a. Lots in subdivisions - 60 feet on cul-de-sac, end turnaround – (as per arc)

   b. 100 feet on other lots

6. Minimum Setback Requirements –

   1.) Front Yard –

i. 100 feet	Expressways, Primary/Secondary Arterials
ii. 80 feet	Collectors
iii. 50 feet	Local Roads and Private Streets

   2.) Side Yard –
      a. 20 feet

   3.) Rear Yard –
      a. 30 feet

   4.) Minimum Lot Width at Building Line –
      a. 100 feet

7. Maximum Building Height – not to exceed two and one-half (2 ½) stories above grade or 35 feet, whichever is lower.

8. Minimum single-family ground level square footage, exclusive of porches, terraces, and garages -

a. Single story -	2,000 Square Feet
b. Two story - (lower and main levels)	1,200 Square Feet
c. Tri-level - (lower and main levels)	1,200 Square Feet
d. Story and one-half - (lower and main levels)	1,200 Square Feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in WC 16.04.120, Off-Street Loading and Parking.

D. SF 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - public or private - without dormitory accommodations
- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations

- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

   - Subdivisions - not less than 50 feet
   - Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet

   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet

   - Rear yard -Subdivision - 30 feet
     Three acre lots - 30 feet

   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

   - Single story - 1200 square feet
   - Two story - 800 square feet
   - Tri-level - 800 square feet (basement & 1st level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

E. SF 3 - This district is established for residential homes medium density, single family with available public water and sewer facilities.

1. Permitted Uses -

   - Single family dwellings
   - Churches

- Public or private schools without dormitory accommodations
- Public parks - not to exceed five acres
- Fire station
- Accessory buildings as they relate to above uses
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -
   - Tennis and swimming clubs
   - Convents, monasteries, theological schools, rectories and parish houses

3. Permitted Home Occupations -

   - Art studio
   - Dressmaking
   - Professional office of a clergyman, lawyer, architect, accountant, or counselor
   - Typing or other office services
   - Teaching musical instruments or dancing
   - A business conducted entirely by mail
   - Beauty shop - one chair operated by the resident
   - Home garage sale not to exceed 7 days per year
   - Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
   - Homebound schools for 12 or less full-time or part-time children including residents of the home.
   - Personal motor vehicle sales not to exceed 2 vehicles per year.

   Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Area -

   - Single family - not less than 12,000 square feet
   - Two-family (duplexes) - corner lots not less than 15,000 square feet

5. Minimum Lot Frontage on Roads - Not less than 50 feet for single family and duplexes.

6. Minimum Setback Lines -

- Front yard - 20 feet
- Side yard - 10 feet except corner lots when 20 feet will also apply to side yard on road.
- Rear Yard - 30 feet
- Minimum lot width a building line - Single family - 80 feet
  Duplexes on corner lots - 90 feet

7. Maximum building height - Not to exceed 25 feet

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single Family -

   - Single Story - 1200 square feet
   - Two Story - 800 square feet
   - Tri-level - 800 square feet (basement & 1st level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with the provisions in this ordinance.

F. SF 4 - This district is established for higher density single family residential homes in residential areas with available state approved water and sewer facilities and such lands must be at least one-eighth (1/8) of its perimeter adjacent to the corporate limits of the town

1. Permitted Uses -

   - Single Family Dwellings
   - Churches
   - Schools - Public and private with dormitory accommodations
   - Fire stations
   - Accessory buildings as they relate to above uses
   - Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
   - Child care home - in accordance with IC 36-7-4-1108
   - Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

   - Convents, monasteries, theological schools, rectories and parish houses

3. Permitted Home Occupations -

   - Art studio
   - Dressmaking
   - Professional office of a clergyman, lawyer architect, accountant, or counselor

- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by a resident
- Home garage sales not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling
- Homebound schools for 12 or less full-time or part-time children including residents of the home
- Personal motor vehicle sales not to exceed 2 vehicles per year

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Size - Single Family - not less than 9,000 square feet

5. Minimum Lot Frontage on Road - Single family - 40 feet

6. Minimum Setback Lines for Single Family -

   - Front yards - 25 feet or the average of the setback of the other homes in the block
   - Side yard - 8 feet except corner lots when 20 feet will apply to side yards on road or street
   - Rear Yard - 25 feet
   - Minimum lot width at building line - Single Family - 50 feet

7. Maximum Building Height - Not to exceed 25 feet

8. Minimum ground level square footage, excluding porches, terraces and garages - Single Family -

   - Single story - 1,000 square feet
   - Two story - 750 square feet
   - Tri-level - 750 square feet (basement & 1st level
   - Story and one-half - 750 square feet)

9. Parking - Off-street parking shall be provided in accordance with the provisions in this ordinance

G. SF 5 - This district is established for unincorporated towns or communities within the jurisdictional area of Washington Township which are presently platted and not served by a public sewer system.

1. Permitted Uses (with approved sanitary facilities) -

   - Single family dwellings
   - Churches
   - Accessory buildings - as related to above uses
   - Fire stations
   - Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
   - Child care home - in accordance with IC 36-7-4-1108
   - Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

   - Convents, monasteries, theological schools, rectories and parish houses

3. Permitted home occupations -

   - Art Studio
   - Dressmaking
   - Professional office of a clergyman, lawyer, architect, accountant, or counselor
   - Typing or other office services
   - Teaching - musical instruments or dancing
   - A business conducted entirely by mail
   - Beauty shop - one chair operated by a resident
   - Home garage sales not to exceed 7 days per year
   - Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling
   - Homebound schools for 12 or less full-time or part-time children including residents of the home.
   - Personal motor vehicle sales not to exceed 2 vehicles per year.

   Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Area - Single family - not less than 7,000 square feet

5. Minimum Lot Frontage on Road - Single Family - 40 feet

6. Minimum Setback for Single Family -

   - Front yard - 20 feet or the average of the setback of other homes in the block
   - Side yard - 8 feet except on corner lots when 20 feet shall apply to the side of lots fronting a road or street
   - Rear yard - 20 feet
   - Minimum lot width at building line - 40 feet

7. Maximum Building Height - Not to exceed 25 feet

8. Minimum ground level square footage required, excluding porches, terraces and garages - Single Family -

   - Single story - 800 Square feet
   - Two-story - 650 square
   - Tri-level - 650 square feet (basement & 1st level)
   - Story and one-half - 650 square feet

9. Parking - Off-street parking shall be provided in accordance with the provisions of this ordinance

H. SF-A (Single-Family – Attached) - This district is established for attached single-family communities of four or less units per building with mandatory public water and sanitary sewer service. If public water and sanitary sewer service is not available, the developer will install with the development. This district is contemplated to provide an exceptional project where the project leads the zoning while providing owner occupied dwelling opportunities for individuals who desire to live in maintenance-free communities (i.e., where grass mowing, property maintenance, snow removal, etc. are commonly maintained and owned by a property owners association). Such communities may or may not include private streets. The new classification is a bridge between all the single family classifications and the multi-family classification.

1. Permitted Uses –

   1) Two-unit single family attached dwellings

   2) Three-unit single family attached dwellings

   3) Four-unit single family attached dwellings

   4) Accessory Structures as related to the Single Family Attached (SF-A) and owned by the Home Owners Association

      (i) Clubhouse
      (ii) Swimming Pool

(iii)Common Meeting Facility

2. Special Exceptions –
   (a) None

3. Permitted Home Occupations – Business that does not have a visual, audible, olfactory, or physical impact on the site by conducting business on the premises.

   Permitted home occupations shall not include the employment of a person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except where such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum Lot Area – N/A

5. Minimum Lot Frontage on Roads – N/A

6. Maximum Dwelling Density per Acre – Up to four (4) dwelling units per acre

7. Mandatory public water and sewer service

8. Maximum Number of Acres per SF-A District: Thirty acres (30)

9. Minimum Green Space Area –

   a. Will be 35 % of total acreage

   b. All green space is owned and maintained by the Home Owners Association

   c. Ten percent (10%) may be in an amenity package, including but not limited to: trails, picnic areas and recreational areas.

   d. A maximum of fifty percent (50%) credit toward the required green space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land.

10. Minimum Building Setback Lines –

    a. Front yard (from pavement if private street, from right-of-way (ROW) if public street)

i) Expressways	50 Feet
ii) Primary Arterials	35 Feet
iii) Secondary Arterials	25 Feet
iv) Collectors	20 Feet
v) Local and Private streets	20 Feet

vi) Buildings with more than one unite that are adjacent will stagger the front envelope for each unit by at least four (4) feet

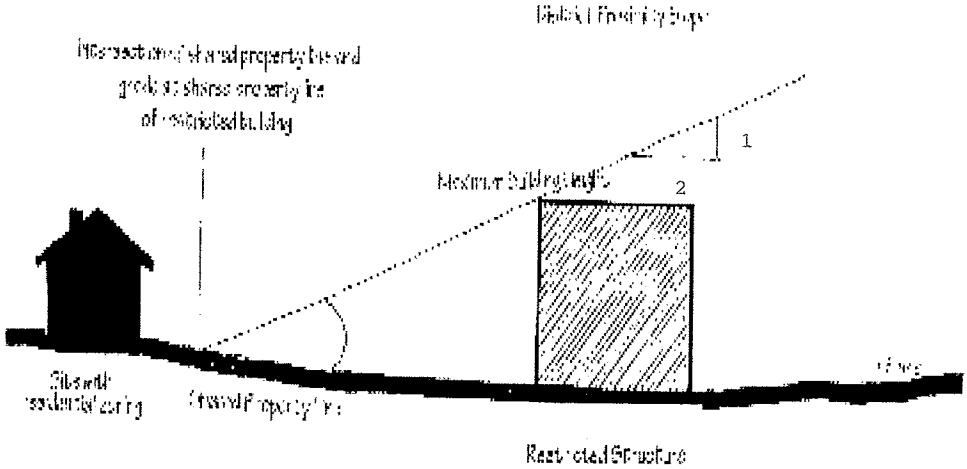
11. Distance Between Structures –

a. 25 Feet for one- and two-story structures with no vinyl exterior siding on the structure(s).

b. 30 Feet for one- and two-story structures with any vinyl exterior siding on the structure(s).

12. Project Perimeter Setback – Will be at a 1:2 ratio as defined by Proximity Slope (one vertical to two horizontal)

Proximity Slope – A plane projected upward and outward from the property line or right of way line, whichever is closest to the building. The angle or slope is projected from the line formed by the intersection of the vertical plane extending up from the shared property line and the grade at the shared property line of the restricted building or structure (see Figure below). No SF-A structure shall be erected above the projected 1:2 proximity slope line.



13. Maximum Building Height – 35 feet structures

14. All garage door openings will be off set from the road (which the structure is addressed from), which the unit fronts on by at least thirty (30) degrees.

15. Minimum Square Footage Per Dwelling Unit (exclusive of porches, basements, terraces and garages) (with a minimum of seventy-five percent (75%) of the residential units being 1,500 square feet or greater)

1) Single story -	1,300 Square Feet
2) Story and one-half - (lower and main levels)	1,600 Square Feet
3) Two story - (lower and main levels)	1,800 Square Feet

16. All residential structures will have a two (2) car garage with matching driveway.

17. Building Materials – Building materials will be governed by the terms of the Development Plan Review procedure set forth in this ordinance.

18. Landscaping standards as required in WC 16.06. Landscaping

19. Lighting standards as required in WC 16.07, Lighting