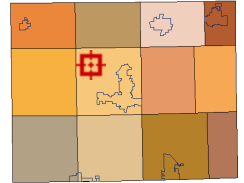


















Overview



Legend

-  Lakes
-  Subdivisions
-  Parcels
-  Political Townships
-  Sections
- Centerlines**
-  Interstate
-  State
-  US
-  Other
-  <all other values>
- Airports**
-  AIRPORT
-  HELIPORT
-  SEAPLANE BASE
-  ULTRALIGHT

Parcel ID	760608310106000011	Alternate ID	06-08-310-106.000-13	Owner Address	
Sec/Twp/Rng	-37-13	Class	Res - Vacant Platted lot		
Property Address		Acreage	n/a		
District	PLEASANT TWP				
Brief Tax Description	SYCAMORE BEACH 1ST ADD LOT 8-A Exc Tri Pc				
	<i>(Note: Not to be used on legal documents)</i>				



Date created: 5/4/2023
 Last Data Uploaded: 5/4/2023 4:44:18 AM

Developed by  **Schneider**
 GEOSPATIAL

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**CHAPTER 04
RESIDENTIAL DISTRICTS**

Section 04.01 Intent

- (a) **R-1 Residence District:** The R-1, Residence-1 District, is established to include areas of low-density, single-family residences only. The intent is to create aesthetically pleasing residential environments and limit development in areas that are far removed from municipal services, in accordance with the County Comprehensive Plan.
- (b) **R-2 Residence District:** The R-2, Residence-2 District, is established to include areas of relatively high-density single, two-family and limited multiple-family residences in locations where the infrastructure is capable of supporting higher density development. The intent of the district is to allow for a more compact form of development near established communities and avoid inefficient sprawling development over most areas of the County.
- (b) **R-3 Residence District:** The R-3, Residence-3 District, is established to provide areas for multiple-family residences as well as higher-density, single-family residential. The intent of the district is to provide housing options other than single-family residential near established communities in locations where the infrastructure is capable of supporting higher-density development.
- (c) **LR Residence District:** The LR, Lake Residence District, is established to include residential neighborhoods in the proximity of bodies of water. These areas are characterized by environmental sensitivity and are subject to heavy recreational use. Uses in the LR District are limited to residential and certain water-related and recreational-related uses compatible with both the nearby development and the local, environmentally sensitive land. The regulations of this district are intended to ensure infill development is consistent with the character of established lakefront neighborhoods, is compatible with the size, scale, setback, and architectural character of surrounding homes, does not overbuild small lots and minimizes impacts to views.

Section 04.02 Uses

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this Ordinance. Uses are grouped into major categories and only those uses listed under each category are permitted. Land and/or buildings in the districts indicated at the top of the Table may be used for the purposes denoted by the following abbreviations:

- P: Permitted Use:** Land and/or buildings in this District may be used for the purposes listed by right.
- S: Special Exception Use:** Land and/or buildings in this District may be used for this purpose by obtaining Special Exception approval when all applicable standards cited in Chapter 17 Special Exception Review Requirements and Procedures and Specific Requirements of Chapter 9 are met.
- : Not Permitted:** The use is not permitted in the district. Uses not listed in the table are also not permitted.

Use	R1	R2	R3	LR	Requirements
Residential					
Single family detached dwellings	P	P	P	P	
Single family attached dwellings	-	S	P	S	
Two-family dwellings	-	P	P	S	
Mobile home dwellings on individual lots	-	P	P	-	09.01(a)
Modular homes	P	P	P	P	
Multi-family dwellings	-	S	P	S	04.04(m)
Accessory dwellings	S	S	S	S	09.01(b)
Low-impact home occupations	P	P	P	P	09.01(c)

Table 4.02
Schedule of Permitted Uses

Use	R1	R2	R3	LR	Requirements
Home occupations	S	S	S	S	09.01(c)
Fraternity, sorority, student housing cooperatives	-	P	P	-	
Agriculture, Forestry, Fishing and Hunting					
Bait sales	-	-	-	S	
Farms-general	P	P	P	S	
Keeping of livestock and other animals	P	P	P	-	09.02(c)
Motor Vehicle Dealers, Parts and Service					
Marina/sales/service/storage(watercraft only)	-	-	-	S	
Lodging Accommodation					
Boarding houses	-	S	S	-	
Tourist homes/bed & breakfast inns	S	S	S	S	09.05(a)
Other Services					
Funeral homes and mortuaries	-	S	S	-	09.07(a)
Health Care and Social Assistance					
Child care home	P	P	P	P	
Child day care centers	S	S	S	-	09.09(a)
Nursing homes, and senior assisted living	-	S	S	-	09.09(c)
Arts, Entertainment, and Recreation					
Boat access ramps	-	-	-	S	
Common use lake access lots	-	-	-	S	09.10(b)
Country clubs	S	S	S	S	
Golf courses	S	S	S	S	
Marinas and boat clubs	-	-	-	S	09.10(c)
Public parks	P	P	P	P	
Swimming pools, private	P	P	P	P	
Religious, Civic, Social and Similar Organizations					
Churches, temples and similar places of worship	P	P	P	P	09.11(a)
Lodges/private clubs	-	-	-	S	09.11(b)
Educational Services					
Elementary schools – public, private or parochial	P	P	P	P	09.12(a)
High Schools and middle schools– public, private or parochial	P	P	P	P	09.12(a)
Libraries and museums	P	P	P	P	
Transportation and Warehousing					
Storage, boat-inside	-	-	-	S	09.14(b)
Storage, boat-outside	-	-	-	S	09.14(b)
Transmission lines, gas & oil	S	S	S	-	
Utilities and Waste Disposal					
Utilities and essential public services that are necessary to serve uses in the district	P	P	P	P	
Utility exchange or substations	S	S	S	-	
Wind Energy Conversion Systems	See: Chapter 09A				
Wireless communication facilities and services	See: 09.15(g)				
Mining/mineral extraction					
Mineral/soil extraction	S	S	S	-	09.17(a)

Section 04.03 Lot Area and Width Requirements

All lots shall meet the following minimum area and width requirements. No new lots shall be created or altered in a manner that does not comply with the following requirements. Lots of record that were in existence prior to the effective date of this Ordinance may be used subject to the provisions of the Nonconforming Lot Regulations of this Ordinance.

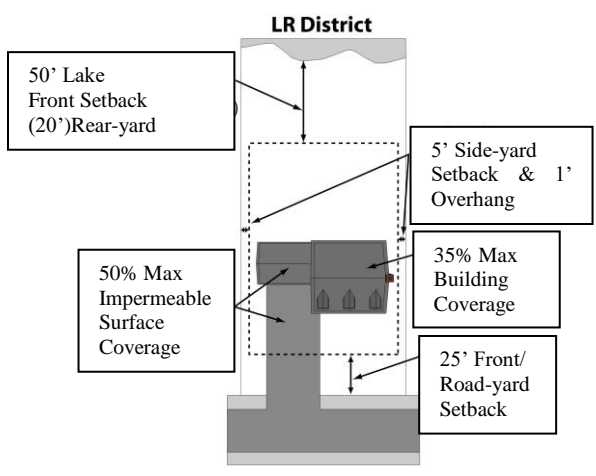
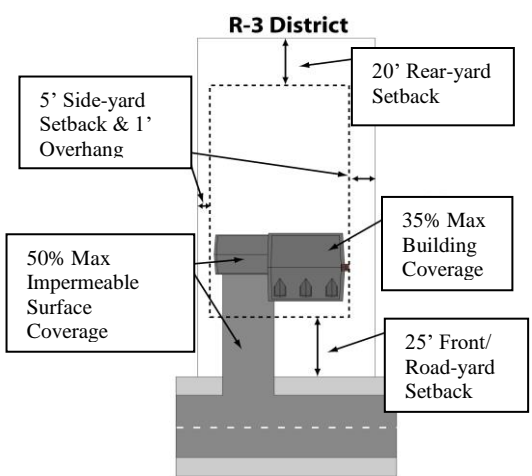
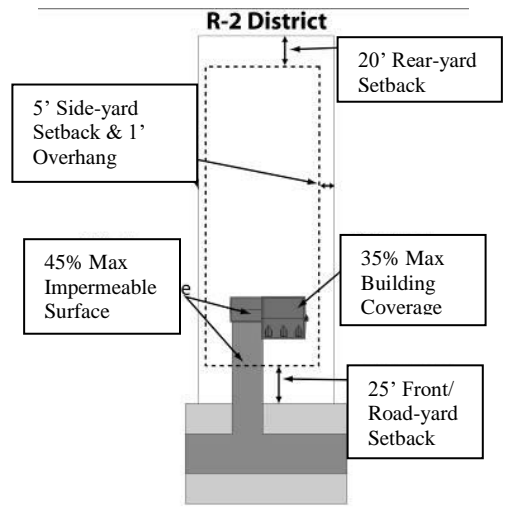
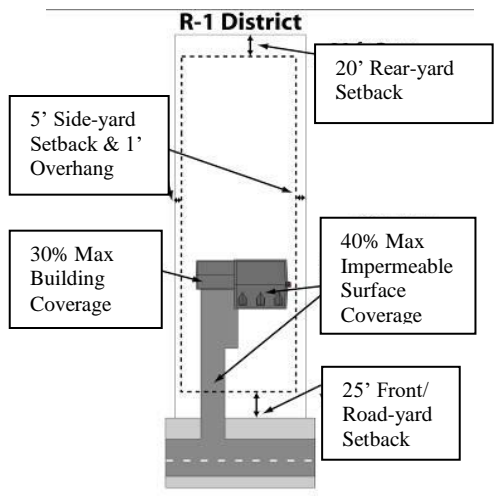
Table 04.03 Lot Area And Width Requirements (e)		
Districts	Min. Lot Area (Acre/Sq. Ft.)(a)(b)	Min. Lot Width (Ft.)
R-1 Residence		
Both on-site well and septic	1 acre	120 ft.
Either offsite water and/or offsite sewerage (c)	½ acre	100 ft.
R-2 Residence		
Both on-site well and septic	1 acre	110 ft.
Either offsite water or offsite sewerage (c)	½ acre	90 ft.
Both offsite water and offsite sewerage (c)	10,000 sq. ft.	70 ft.
Multiple family residential	1 acre (d)	100 ft.
R-3 Residence		
Either offsite water or offsite sewerage (c)	½ acre	90 ft.
Both offsite water and offsite sewerage (c)	10,000 sq. ft.	70 ft.
Multiple family residential	1 acre (d)	100 ft.
LR Lake Residence		
Both on-site well and septic	1 acre	100 ft.
Either offsite water or offsite sewerage (c)	½ acre	100 ft.
Both offsite water and offsite sewerage (c)	10,000 sq. ft.	70 ft.
Multiple family residential	1 acre (d)	100 ft.

- (a) **Lot Area Calculation:** Lot area is calculated based upon the net area of the lot, measured in the horizontal plane, exclusive of any area that is part of a public road right-of-way, private road easement or submerged land beneath the ordinary high water mark of a lake.
- (b) **Nonconforming Lots of Record:** New residential structures to be erected prior to the passage of Zoning Ordinance Amendment A-96-02, on lots of record which are smaller in area than the prescribed minimums of the table above, may be issued an Improvement Location Permit, if well and waste system approvals have been granted by the Steuben County Health Department. Multiple nonconforming lots under single ownership are subject to Section 22.03.
- (c) **Water and Sewer:** Off-Site Water refers to a community well or municipal water system. Off-Site Sewerage refers to a cluster or municipal sewage system.
- (d) **Multiple Family Density:** For multiple family developments with on-site well or septic system, a maximum of two (2) dwelling units shall be permitted per acre. For multiple family developments that are served by both a public water and sewer system, a maximum of five (5) dwelling units shall be permitted per acre.
- (e) **Subdivision of Land:** All divisions to land shall be subject to the requirements set forth in the Steuben County Subdivision Control Ordinance.

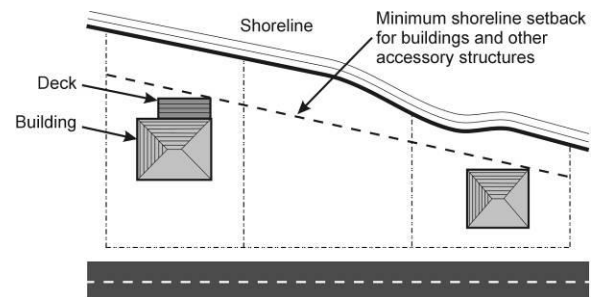
Section 04.04 Building Dimensional Requirements

All structure shall be subject to the dimensional regulations of the following table.

Districts	Min. Setbacks (a)(b)(c)(d)(e)(f)(h)(l)					Max. Building Height (Feet)		Max. Lot Coverage (l)		Min. Ground Floor Area Per Dwelling	
	Front or Road Yard (Ft.) (g)	Side Yards (j)		Rear Yard (Ft.)	Lake-front Yard (Ft.) (k)	Without Basement	With Basement	% Building Coverage	% Total Impermeable Surface	One-Story Dwelling (Sq. Ft.)	Two or More Story Dwelling (Sq. Ft.)
		Smallest Side (Ft.)	Total of Both (Ft.)								
R-1 Residence	25	5	10	20	50	27 ft.	35 ft.	30	40	960	840
R-2 Residence	25	5	10	20	50	27 ft.	35 ft.	35	45	784	600
R-3 Residence	25	5	10	20	50	27 ft.	35 ft.	35	50	784	600
LR Lake Residence	25	5	10	20	50	27 ft.	35 ft.	35	50	840	720



- (a) **Accessory Structures:** See Chapter 11 for setbacks applicable to accessory structures and decks.
- (b) **Projections Into Yards:** Accessory structures and architectural features may extend or project into required setbacks as provided for in Section 10.05.
- (c) **Wetlands:** A minimum setback of twenty-five (25) feet shall be maintained from all wetlands.
- (d) **Railroads:** A minimum setback of fifty (50) feet shall be maintained from all railroad rights-of-way.
- (e) **County-Regulated Drains:** A minimum setback of seventy-five (75) feet shall be maintained from center of tile or from top of adjacent bank for all County-regulated drains.
- (f) **Corner and Double Frontage Lots:** Corner lots shall provide the minimum front yard setback of the district from the primary entrance; and the minimum setback from other road-frontage shall be ten (10) feet. Where a double frontage lot backs-up to a roadway, the minimum required front or roadside setback shall be required from both road rights-of-way. Corner and double frontage residential lots shall only have driveway access from one road, which shall be the lesser traveled road as determined by the Plan Director.
- (g) **Setback from Road:** The road or front-yard setback shall be measured from the foundation of the building to the road right-of-way or private road easement.
- (h) **Setback from Alley:** A minimum setback of fifteen (15) feet shall be maintained from all alley right-of-ways.
- (i) **Setback from Lake Access Easement:** Where a lake-access easement runs along the side-lot line, the side yard setback shall be measured from the easement.
- (j) **Setback from Side-yard:** The side-yard setback shall be measured from the foundation of the building to the property boundary line; and a one (1) foot overhang may project into the required yard setback.
- (k) **Lakefront Setback:** In no instance shall any structures other than docks, seawalls, retaining walls, sidewalks, boardwalks, and patios be permitted within the minimum shoreline setback. The minimum setback from the established shore line shall be determined as follows:



In no instance shall the minimum required shoreline setback be less than 20 feet or more than 50 feet.

- (1) Where there are primary structures located on both adjacent lots, the shoreline setback shall be a straight line drawn between the two adjacent dwellings, including decks.
- (2) Where primary structures on adjacent lots are setback more than fifty (50) feet, then the minimum shoreline setback shall be fifty (50) feet.
- (3) Where one (1) or both of the adjacent lots are vacant, then the next lots shall be used. Where two (2) lots in both directions are vacant, then the minimum shoreline setback shall be fifty (50) feet.
- (4) In no instance shall any structures other than docks, seawalls, retaining walls, sidewalks, boardwalks, and patios be permitted within twenty (20) feet of the high water line of any lake or stream.
- (5) All site plans, sketch plans or surveys for waterfront property shall show the location of buildings on adjacent lots.
- (6) For lots that are located at the end of a point or peninsula, a straight line between adjacent dwellings shall not be used. Instead, the setbacks shall be measured in terms of the closest distance between the building and the shoreline. The building at the end of a point or peninsula shall be setback from the shoreline a distance equal to the average setback of the two (2) closest lots.

- (l) **Maximum Lot Coverage:** The maximum lot coverage for buildings and impermeable surface shall be measured as follows:
- (1) The building coverage shall be calculated as the ratio of the footprint of all buildings, including the principal building, garages and detached accessory buildings, to the net area of the lot.
 - (2) The total impermeable surface coverage shall be calculated as the ratio of the ground area covered by all buildings, accessory structures, decks, pools, pavement, parking, loading and storage areas to the net lot area. Planked decks with spacing between the planks and permeable ground beneath the deck and patios or parking areas constructed of pervious material shall be calculated at a rate of 50% towards the impermeable surface coverage.
- (m) **Multiple-family residential setbacks:** All multiple family residential buildings shall provide the following setbacks:

From outside perimeter of site or lot:	
Front yard setback	25 ft
Each side yard setback	20 ft
Rear yard setback	20 ft
Parking lot setback all sides	20 ft
Internal setbacks between units within the site:	
Setback from a private road or parking lot	20 ft
Side to side spacing between two buildings	15 ft
Front or rear spacing between two buildings*	40 ft
* Spacing required between buildings where one or both of the building walls facing are a front or rear wall (i.e. front to front, front to rear, rear to rear or front/rear to side).	

