

# Town of Porter, IN Residential Building Requirements

## TOWN OF PORTER

	MINIMUM LOT SIZE			MINIMUM FLOOR AREA			MAXIMUM LOT COVERAGE			Maximum Building Height
	Width	Depth	Area		Total Area minimum	1 <sup>st</sup> Floor minimum	Building	Lot	Floor Area Ratio	
<b>R-1</b>	90'	120'	12,000 sqft	<b>1-story</b>	1,200 sqft	1,200 sqft	35%	50%	0.5	35'
	90'	120'	12,000 sqft	<b>2-story</b>	1,600 sqft	800 sqft	35%	50%	0.5	35'
	90'	120'	12,000 sqft	<b>Bi-level</b>	1,400 sqft	800 sqft	35%	50%	0.5	35'
<b>R-2</b>	75'	120'	9,000 sqft	<b>1-story</b>	1,000 sqft	1,000 sqft	35%	50%	0.5	35'
	75'	120'	9,000 sqft	<b>2-story</b>	1,400 sqft	700 sqft	35%	50%	0.5	35'
	75'	120'	9,000 sqft	<b>Bi-level</b>	1,200 sqft	600 sqft	35%	50%	0.5	35'
<b>R-3</b>	75'	-	9,000 sqft	<b>1-family</b>	1,000 sqft	1,000 sqft	35%	50%	0.5	35'
	85'	-	10,000 sqft	<b>2-family</b>	1,000 sqft	600 sqft	35%	50%	0.5	35'
	90'	-	12,000 sqft	<b>3- or 4-family</b>	1,000 sqft	600 sqft	35%	50%	0.5	35'
<b>R-4</b>	-	-	3,000 sqft per unit	<b>1-family</b>	1,000 sqft	1,000 sqft	35%	50%	0.5	50'
	-	-	3,000 sqft per unit	<b>2-family</b>	1,000 sqft	600 sqft	35%	50%	0.5	50'
	-	-	3,000 sqft per unit	<b>3 or 4-family</b>	1,000 sqft	600 sqft	35%	50%	0.5	50'
	-	-	3,000 sqft per unit	<b>5+ family</b>	600 sqft	N/A	35%	50%	0.5	50'
<b>B-2</b>	-	-	350 sqft	<b>Efficiency</b>	500 sqft	N/A	-	-	3.0	-
	-	-	500 sqft	<b>1-bedroom</b>	600 sqft	N/A	-	-	3.0	-
	-	-	500 sqft	<b>2-bedroom</b>	800 sqft	N/A	-	-	3.0	-
	-	-	N/A	<b>2+ bedroom</b>	N/A	N/A	-	-	-	-

### Building setbacks

#### R-1 & R-2

Front: 30' min; 50' max  
 Side: 7.5' min; combined sides 20% or greater of lot width  
 Rear: 35' min

#### R-3 & R-4

Front: 30' min; 50' max  
 Side: 10' min; 24' sides combined or 30% or greater of lot width  
 Rear: 35' min

### Accessory structures<sup>1</sup>

Side: 7.5' min from property line<sup>2</sup>  
 Rear: 5' min from property line  
 Height: 18' max plus 1' per 10' additional setback to max 24'  
 Separation: 10' min from principle structure (excludes attached garage)  
 Coverage: 40% of rear yard area max

# ***Town of Porter, IN Residential Building Requirements***

Combined accessory structures cannot be larger than principle structure

Cannot build prior to principle structure

Cannot build in front yard setback or in an easement

<sup>1</sup>Two accessory buildings permitted (includes attached garage); one structure under 100 sqft does not count

<sup>2</sup>5' for shed not on permanent foundation

## **Deck & Pool setbacks**

Side: 7.5' from property line<sup>3</sup>

Rear: 5' from property line but not in easement

<sup>3</sup>5' for pool not on permanent foundation

## **Fence heights**

Front yard: only permitted in Front Yard Fence Overlay District; 4' high max

Side yard: 6' high max (on property line)

Rear yard: 6' high max (on property line)

## **Privacy screens**

6' high max from ground, no closer than 5' to front of house and no more than 5' beyond rear of house in SIDE YARD

## **Pools**

Over 10' diameter and 18" deep requires Building Permit; 6' high safety fence max 10' from pool

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## PORTER BEACH OVERLAY

<b>Minimum lot size</b>	12,000 sqft (unless grandfathered min 10,000 sqft with septic permit); Min width at narrowest point 100' (45' on cul-de-sac); Not more than one (1) dwelling per zoning lot; no structure shall be located on more than one (1) zoning lot
<b>Building setbacks</b>	Front: 15' min from lot line Side: 15' min from lot line Rear: 15' min from lot line
<b>Accessory buildings<sup>1</sup></b>	Side: 15' min from property line Rear: 15' min from property line Height: 18' max plus 1' per 10' additional setback to max 24' Separation: 10' min from principle structure (excludes attached garage) Coverage: 40% of rear yard area max Cannot be larger than principle structure Cannot build prior to principle structure Cannot build in front yard or easement <sup>1</sup> Two accessory buildings permitted (includes attached garage); one structure under 100 sqft does not count
<b>Deck &amp; Pool setbacks</b>	Side: 15' from property line Rear: 15' from property line but not in easement
<b>Fence heights<sup>2</sup></b>	Front yard: 3'-6" split rail or chain link ONLY Side yard: 6' high max (on property line) Rear yard: 6' high max (on property line) <sup>2</sup> Landscape fencing: 4' high max, 16' long max, 50% opacity min allowed outside 15' setback
<b>Pools</b>	Over 10' diameter and 18" deep requires Building Permit; 6' high safety fence max 10' from pool and no closer than 15' to lot lines; dry well required for pool water discharge