

Town of Porter, IN Building Requirements

TOWN OF PORTER

	MINIMUM LOT SIZE			MINIMUM FLOOR AREA			MAXIMUM LOT COVERAGE			Maximum Building Height
	Width	Depth	Area		Total Area minimum	1 st Floor minimum	Building	Lot	Floor Area Ratio	
R-1	90'	120'	12,000 sqft	1-story	1,500 sqft	1,500 sqft	35%	50%	0.5	35'
	90'	120'	12,000 sqft	2-story	2,000 sqft	1,000 sqft	35%	50%	0.5	35'
	90'	120'	12,000 sqft	Bi-level	1,800 sqft	1,200 sqft	35%	50%	0.5	35'
R-2	75'	120'	9,000 sqft	1-story	1,200 sqft	1,200 sqft	35%	50%	0.5	35'
	75'	120'	9,000 sqft	2-story	1,400 sqft	1,000 sqft	35%	50%	0.5	35'
	75'	120'	9,000 sqft	Bi-level	1,300 sqft	1,000 sqft	35%	50%	0.5	35'
R-3	75'	-	9,000 sqft	1-family	1,200 sqft	-	35%	50%	0.5	35'
	85'	-	10,000 sqft	2-family	1,200 sqft	-	35%	50%	0.5	35'
	90'	-	12,000 sqft	3- or 4-family	1,000 sqft MAX each	-	35%	50%	0.5	35'
R-4	-	-	3,000 sqft per unit	5+ units	750 sqft per unit	-	35%	50%	0.5	50'

Building setbacks Front: 30' from lot line
 Side: 7.5' from lot line
 Rear: 35' from lot line

Accessory buildings¹ Side: 7.5' from property line²
 Rear: 5' from property line
 Height: 18' plus 1' per 10' additional setback to maximum 24'
 Separation: 10' minimum from principle structure (excludes attached garage)
 Coverage: 40% of rear yard area maximum
 Cannot be larger than principle structure
 Cannot build prior to principle structure
 Cannot build in front yard or easement
¹Two accessory buildings permitted (includes attached garage); one structure under 100 sqft does not count
²5' for shed not on permanent foundation

Deck & Pool setbacks Side: 7.5' from property line³
 Rear: 5' from property line but not in easement
³5' for pool not on permanent foundation

Fence heights Front yard: No fences allowed
 Side yard: 6' high maximum (on property line)
 Rear yard: 6' high maximum (on property line)

Privacy screens 6' high maximum 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 maximum 10' from pool and no closer than 15' to lot lines

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PORTER BEACH OVERLAY

Minimum lot size	12,000 sqft (unless grandfathered minimum 10,000 sqft with septic permit); Minimum 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
Building setbacks	Front: 15' from lot line Side: 15' from lot line Rear: 15' from lot line
Accessory buildings¹	Side: 15' from property line Rear: 15' from property line Height: 18' plus 1' per 10' additional setback to maximum 24' Separation: 10' minimum from principle structure (excludes attached garage) Coverage: 40% of rear yard area maximum Cannot be larger than principle structure Cannot build prior to principle structure Cannot build in front yard or easement ¹ Two accessory buildings permitted (includes attached garage); one structure under 100 sqft does not count
Deck & Pool setbacks	Side: 15' from property line Rear: 15' from property line but not in easement
Fence heights²	Front yard: 3'-6" split rail or chain link ONLY Side yard: 6' high maximum (on property line) Rear yard: 6' high maximum (on property line) ² Landscape fencing: 4' high maximum, 16' long maximum, 15% opacity minimum allowed outside 15' setback
Privacy screens	6' high maximum 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 maximum 10' from pool and no closer than 15' to lot lines; dry well required for pool water discharge