SF-3 (Single Family 3)

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.