

# Article 02

## Residential Districts

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*City of Butler  
Zoning Ordinance*

March 22, 2005 © 2005 Bradley E. Johnson, AICP

# Single Family Residential (SFR) District

## 2.1 SFR District Intent, Permitted Uses, and Special Exception Uses

### District Intent

The SFR (Single Family Residential) District is intended to provide areas for single-family homes and neighborhoods. The provisions that regulate this district should protect, promote and maintain areas in Butler for existing and future housing growth.

### Permitted Uses

#### Residential Permitted Uses

- dwelling, manufactured home
- dwelling, single-family
- group home
- residential facility for the developmentally disabled (small)
- residential facility for the mentally ill

#### Institutional Permitted Uses

- park, public
- pool, public

#### Accessory Permitted Uses

- child care home
- home occupation

### Special Exception Uses

#### Residential Special Exception Uses

- bed and breakfast
- dwelling, two-family
- nursing home
- residential facility for the developmentally disabled (large)

#### Institutional Special Exception Uses

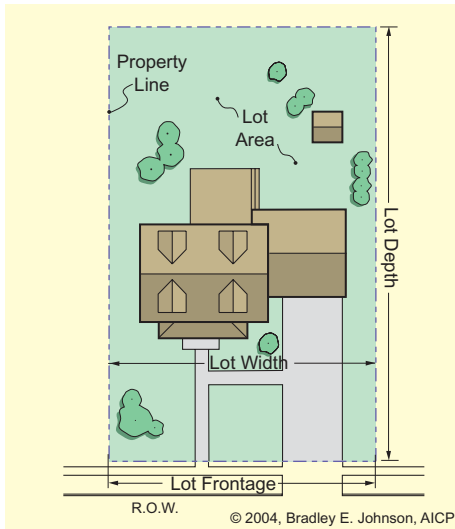
- church, temple or mosque
- library, public

#### Business: Recreation Special Exception Uses

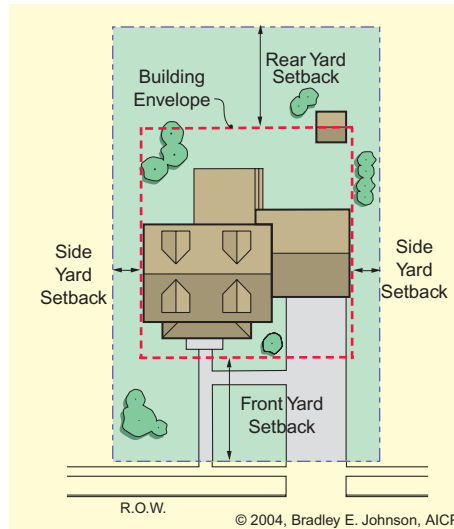
- country club
- golf course

# Single Family Residential (SFR) District

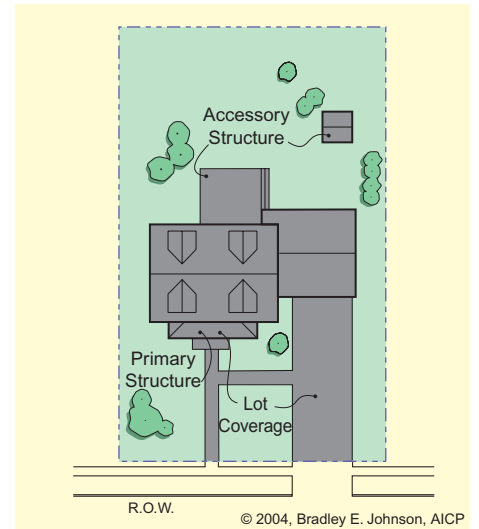
## 2.2 SFR District Development Standards



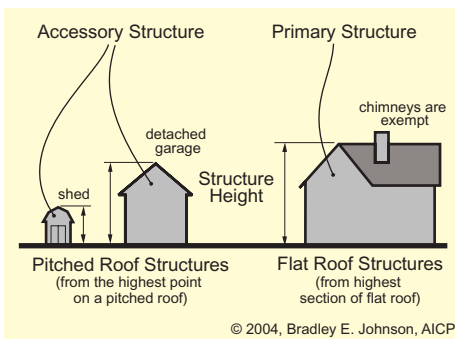
- Minimum Lot Area:**
  - 8,000 sq ft
- Minimum Lot Width:**
  - 70 feet
- Sewer and Water:**
  - Municipal water and sewer required
- Maximum Primary Structures:**
  - One



- Minimum Front Yard Setback:**
  - 30 feet
- Minimum Side Yard Setback:**
  - 10 feet for primary structure
  - 5 feet for accessory structure
- Minimum Rear Yard Setback:**
  - 30 feet for primary structure
  - 5 feet for accessory structure



- Maximum Lot Coverage:**
  - 40%
- Minimum Dwelling Size:**
  - 950 square feet for primary structure
- Minimum Dwelling Unit Width:**
  - 24 feet for 60% of the depth of the structure



- Maximum Structure Height:**
  - 30 feet for primary structure
  - 15 feet for accessory structure

### Additional Development Standards that Apply

<ul style="list-style-type: none"> <li>Accessory Structure (AS)                             <ul style="list-style-type: none"> <li>• AS-01 ..... Page 6-3</li> </ul> </li> <li>Density and Intensity (DI)                             <ul style="list-style-type: none"> <li>• DI-01 ..... Page 6-5</li> </ul> </li> <li>Entrance/Drive (ED)                             <ul style="list-style-type: none"> <li>• ED-01 ..... Page 6-6</li> </ul> </li> <li>Environmental (EN)                             <ul style="list-style-type: none"> <li>• EN-01 ..... Page 6-8</li> </ul> </li> <li>Fence and Wall (FW)                             <ul style="list-style-type: none"> <li>• FW-01 ..... Page 6-9</li> <li>• FW-02 ..... Page 6-9</li> </ul> </li> <li>Floodplain (FP)                             <ul style="list-style-type: none"> <li>• FP-01 ..... Page 6-10</li> </ul> </li> <li>Height (HT)                             <ul style="list-style-type: none"> <li>• HT-01 ..... Page 6-11</li> </ul> </li> <li>Home Occupation (HO)                             <ul style="list-style-type: none"> <li>• HO-01 ..... Page 6-12</li> <li>• HO-02 ..... Page 6-13</li> </ul> </li> <li>Landscaping (LA)                             <ul style="list-style-type: none"> <li>• LA-01 ..... Page 6-14</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Lot and Yard (LY)                             <ul style="list-style-type: none"> <li>• LY-01 ..... Page 6-17</li> </ul> </li> <li>Manufactured &amp; Mobile Home (MH)                             <ul style="list-style-type: none"> <li>• MH-01 ..... Page 6-19</li> </ul> </li> <li>Outdoor Storage (OS)                             <ul style="list-style-type: none"> <li>• OS-01 ..... Page 6-20</li> </ul> </li> <li>Parking (PK)                             <ul style="list-style-type: none"> <li>• PK-01 ..... Page 6-21</li> <li>• PK-04 ..... Page 6-22</li> </ul> </li> <li>Performance (PF)                             <ul style="list-style-type: none"> <li>• PF-01 ..... Page 6-24</li> </ul> </li> <li>Public Improvement (PI)                             <ul style="list-style-type: none"> <li>• PI-01 ..... Page 6-25</li> </ul> </li> <li>Sewer and Water (SW)                             <ul style="list-style-type: none"> <li>• SW-01 ..... Page 6-26</li> </ul> </li> <li>Sign (SI)                             <ul style="list-style-type: none"> <li>• SI-01 ..... Page 6-29</li> <li>• SI-02 ..... Page 6-30</li> </ul> </li> <li>Special Exception (SE)                             <ul style="list-style-type: none"> <li>• SE-01 ..... Page 6-32</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Structure (ST)                             <ul style="list-style-type: none"> <li>• SQ-01 ..... Page 6-33</li> </ul> </li> <li>Temporary Use/Structure (TU)                             <ul style="list-style-type: none"> <li>• TU-01 ..... Page 6-36</li> <li>• TU-02 ..... Page 6-36</li> </ul> </li> <li>Vision Clearance (VC)                             <ul style="list-style-type: none"> <li>• VC-01 ..... Page 6-37</li> </ul> </li> </ul>
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# Multifamily Residential (MFR) District

## 2.3 MFR District Intent, Permitted Uses, and Special Exception Uses

### District Intent

The MFR (Multifamily Residential) District is intended to provide areas for mixed density neighborhoods comprised of two-family and multifamily units. The provisions that regulate this district should protect, promote and maintain areas in Butler for existing and future housing growth.

### Permitted Uses

#### Residential Permitted Uses

- dwelling, manufactured home
- dwelling, multifamily
- dwelling, two-family
- dwelling unit (upper floors)
- group home
- residential facility for the developmentally disabled (small)
- residential facility for the mentally ill
- retirement community

#### Institutional Permitted Uses

- community center
- park, public
- pool, public

#### Accessory Permitted Uses

- child care home
- home occupation

### Special Exception Uses

#### Residential Special Exception Uses

- assisted living facility
- bed and breakfast
- dwelling, single-family
- nursing home
- residential facility for the developmentally disabled (large)

#### Institutional Special Exception Uses

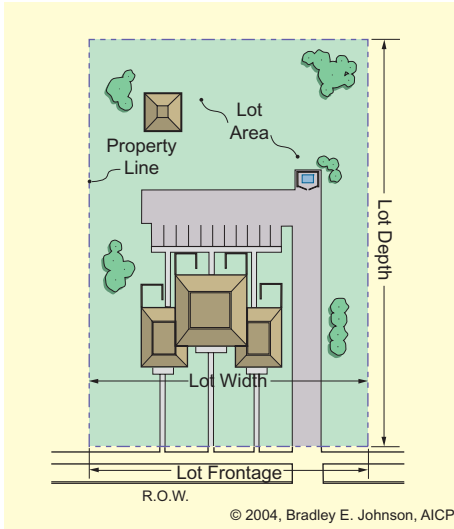
- child care institution
- church, temple or mosque
- library, public
- parking lot, public
- parking lot for business

#### Business: Recreation Special Exception Uses

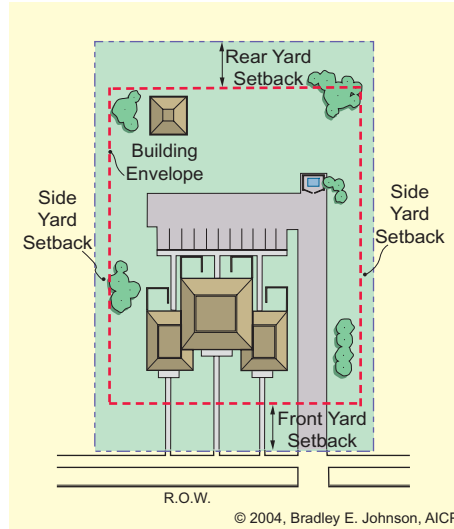
- club or lodge
- country club
- golf course

# Multifamily Residential (MFR) District

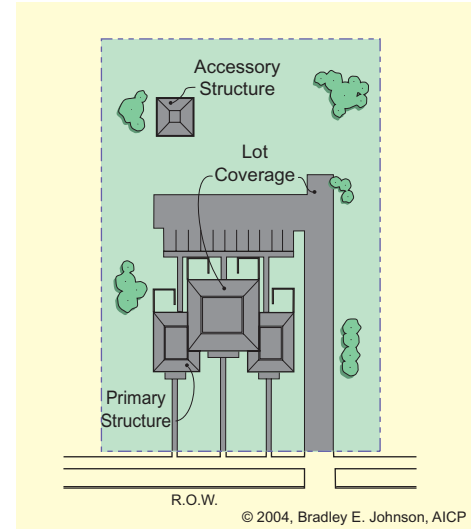
## 2.4 MFR District Development Standards



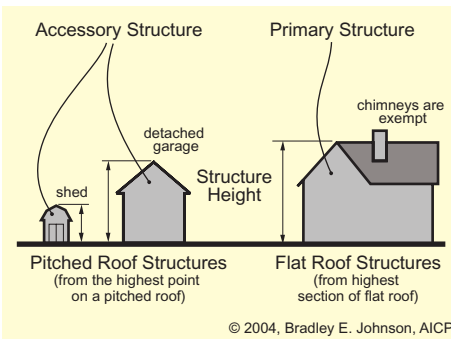
- Minimum Lot Area:**
  - 8,000 sq ft
- Minimum Lot Width:**
  - 70 feet
- Sewer and Water:**
  - Municipal water and sewer required
- Maximum Primary Structures:**
  - No limit for multifamily dwellings
  - One for all other uses



- Minimum Front Yard Setback:**
  - 30 feet
- Minimum Side Yard Setback:**
  - 10 feet for primary structure
  - 5 feet for accessory structure
- Minimum Rear Yard Setback:**
  - 30 feet for primary structure
  - 5 feet for accessory structure



- Maximum Lot Coverage:**
  - 40%
- Minimum Dwelling Size:**
  - 800 square feet per unit for multifamily dwellings and two-family dwellings
  - 950 square feet for primary structure for all other uses
- Minimum Dwelling Unit Width:**
  - 24 feet for 60% of the depth of the structure
- Maximum Density:**
  - 10 dwelling units/acre



- Maximum Structure Height:**
  - 30 feet for the primary structure
  - 15 feet for accessory structures

### Additional Development Standards that Apply

<ul style="list-style-type: none"> <li><b>Accessory Structure (AS)</b> <ul style="list-style-type: none"> <li>• AS-01 ..... Page 6-3</li> </ul> </li> <li><b>Density and Intensity (DI)</b> <ul style="list-style-type: none"> <li>• DI-01 ..... Page 6-5</li> </ul> </li> <li><b>Entrance/Drive (ED)</b> <ul style="list-style-type: none"> <li>• ED-01 ..... Page 6-6</li> </ul> </li> <li><b>Environmental (EN)</b> <ul style="list-style-type: none"> <li>• EN-01 ..... Page 6-8</li> </ul> </li> <li><b>Fence and Wall (FW)</b> <ul style="list-style-type: none"> <li>• FW-01 ..... Page 6-9</li> <li>• FW-02 ..... Page 6-9</li> </ul> </li> <li><b>Floodplain (FP)</b> <ul style="list-style-type: none"> <li>• FP-01 ..... Page 6-10</li> </ul> </li> <li><b>Height (HT)</b> <ul style="list-style-type: none"> <li>• HT-01 ..... Page 6-11</li> </ul> </li> <li><b>Home Occupation (HO)</b> <ul style="list-style-type: none"> <li>• HO-01 ..... Page 6-12</li> <li>• HO-02 ..... Page 6-13</li> </ul> </li> <li><b>Landscaping (LA)</b> <ul style="list-style-type: none"> <li>• LA-01 ..... Page 6-14</li> <li>• LA-02 ..... Page 6-14</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Lot and Yard (LY)</b> <ul style="list-style-type: none"> <li>• LY-01 ..... Page 6-17</li> </ul> </li> <li><b>Manufactured &amp; Mobile Home (MH)</b> <ul style="list-style-type: none"> <li>• MH-01 ..... Page 6-19</li> </ul> </li> <li><b>Outdoor Storage (OS)</b> <ul style="list-style-type: none"> <li>• OS-01 ..... Page 6-20</li> <li>• OS-02 ..... Page 6-20</li> </ul> </li> <li><b>Parking (PK)</b> <ul style="list-style-type: none"> <li>• PK-01 ..... Page 6-21</li> <li>• PK-04 ..... Page 6-22</li> </ul> </li> <li><b>Performance (PF)</b> <ul style="list-style-type: none"> <li>• PF-01 ..... Page 6-24</li> </ul> </li> <li><b>Public Improvement (PI)</b> <ul style="list-style-type: none"> <li>• PI-01 ..... Page 6-25</li> </ul> </li> <li><b>Sewer and Water (SW)</b> <ul style="list-style-type: none"> <li>• SW-01 ..... Page 6-26</li> </ul> </li> <li><b>Sign (SI)</b> <ul style="list-style-type: none"> <li>• SI-01 ..... Page 6-29</li> <li>• SI-02 ..... Page 6-30</li> </ul> </li> <li><b>Special Exception (SE)</b> <ul style="list-style-type: none"> <li>• SE-01 ..... Page 6-32</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Structure (ST)</b> <ul style="list-style-type: none"> <li>• SQ-01 ..... Page 6-33</li> </ul> </li> <li><b>Temporary Use/Structure (TU)</b> <ul style="list-style-type: none"> <li>• TU-01 ..... Page 6-36</li> <li>• TU-02 ..... Page 6-36</li> </ul> </li> <li><b>Vision Clearance (VC)</b> <ul style="list-style-type: none"> <li>• VC-01 ..... Page 6-37</li> </ul> </li> </ul>
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# Old Town Residential (OTR) District

## 2.5 OTR District Intent, Permitted Uses, and Special Exception Uses

### District Intent

The OTR (Old Town Residential) District is reserved for existing older neighborhoods that are characterized as having smaller lots, smaller setbacks, traditional grid street pattern and access by street or alley. These provisions are designed to protect the character of these residential neighborhoods while permitting maintenance and improvement.

### Permitted Uses

#### Residential Permitted Uses

- dwelling, manufactured home
- dwelling, single-family
- group home
- residential facility for the developmentally disabled (small)
- residential facility for the mentally ill

#### Institutional Permitted Uses

- park, public
- pool, public

#### Accessory Permitted Uses

- child care home
- home occupation

### Special Exception Uses

#### Residential Special Exception Uses

- bed and breakfast
- dwelling, two-family

#### Institutional Special Exception Uses

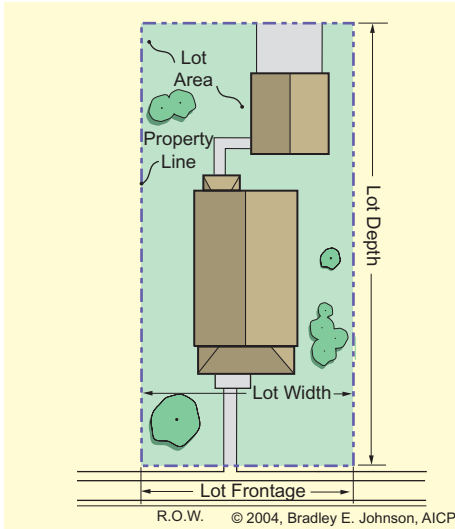
- church, temple or mosque
- library, public
- parking lot, public
- parking lot for business

#### Business: Recreation Special Exception Uses

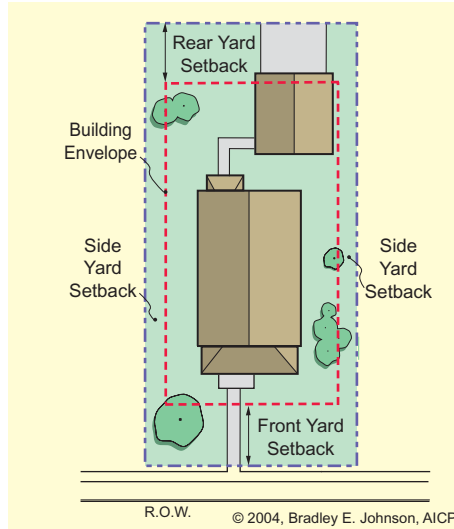
- club or lodge
- country club

# Old Town Residential (OTR) District

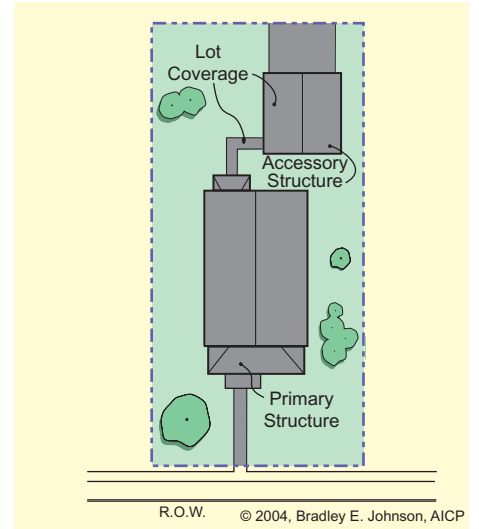
## 2.6 OTR District Development Standards



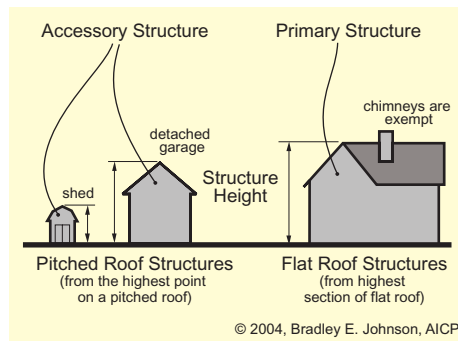
- Minimum Lot Area:**
  - 7,000 sq ft
- Minimum Lot Width:**
  - 60 feet
- Sewer and Water:**
  - Municipal water and sewer required
- Maximum Primary Structures:**
  - One



- Minimum Front Yard Setback:**
  - 20 feet or the established building setback line
- Minimum Side Yard Setback:**
  - 7 feet or the established building setback line for primary structure
  - 5 feet or the established building setback line for accessory structure
- Minimum Rear Yard Setback:**
  - 20 feet for primary structure
  - 5 feet for accessory structure



- Maximum Lot Coverage:**
  - 50%
- Minimum Dwelling Size:**
  - 950 square feet for primary structures
- Minimum Dwelling Unit Width:**
  - 24 feet for 60% of the depth of the structure



- Maximum Structure Height:**
  - 30 feet for the primary structure
  - 15 feet for accessory structures

### Additional Development Standards that Apply

<b>Accessory Structure (AS)</b>	<b>Lot and Yard (LY)</b>	<b>Structure (ST)</b>
• AS-01 ..... Page 6-3	• LY-01 ..... Page 6-17	• SQ-01 ..... Page 6-33
<b>Density and Intensity (DI)</b>	<b>Manufactured &amp; Mobile Home (MH)</b>	<b>Temporary Use/Structure (TU)</b>
• DI-01 ..... Page 6-5	• MH-01 ..... Page 6-19	• TU-01 ..... Page 6-36
<b>Entrance/Drive (ED)</b>	<b>Outdoor Storage (OS)</b>	• TU-02 ..... Page 6-36
• ED-01 ..... Page 6-6	• OS-01 ..... Page 6-20	<b>Vision Clearance (VC)</b>
<b>Environmental (EN)</b>	<b>Parking (PK)</b>	• VC-01 ..... Page 6-37
• EN-01 ..... Page 6-8	• PK-01 ..... Page 6-21	
<b>Fence and Wall (FW)</b>	• PK-04 ..... Page 6-22	
• FW-01 ..... Page 6-9	<b>Performance (PF)</b>	
• FW-02 ..... Page 6-9	• PF-01 ..... Page 6-24	
<b>Floodplain (FP)</b>	<b>Public Improvement (PI)</b>	
• FP-01 ..... Page 6-10	• PI-01 ..... Page 6-25	
<b>Height (HT)</b>	<b>Sewer and Water (SW)</b>	
• HT-01 ..... Page 6-11	• SW-01 ..... Page 6-26	
<b>Home Occupation (HO)</b>	<b>Sign (SI)</b>	
• HO-01 ..... Page 6-12	• SI-01 ..... Page 6-29	
• HO-02 ..... Page 6-13	• SI-02 ..... Page 6-30	
<b>Landscaping (LA)</b>	<b>Special Exception (SE)</b>	
• LA-01 ..... Page 6-14	• SE-01 ..... Page 6-32	

# Mobile Home Community (MHC) District

## 2.7 MHC District Intent, Permitted Uses, and Special Exception Uses

### District Intent

The MHC (Mobile Home Community) District is intended to promote and preserve single-family mobile home parks and communities. The MHC district shall be in accordance with Indiana Code 16-41-27-1 et. seq., Rule 410 Indiana Administrative Code 6-6 and their subsequent amendments. Additionally all developments in this district are subject to the State Board of Health requirements and the requirements of this Ordinance.

### Permitted Uses

#### Residential Permitted Uses

- dwelling, manufactured home
- dwelling, mobile
- mobile home community

#### Institutional Permitted Uses

- pool, public

#### Accessory Permitted Uses

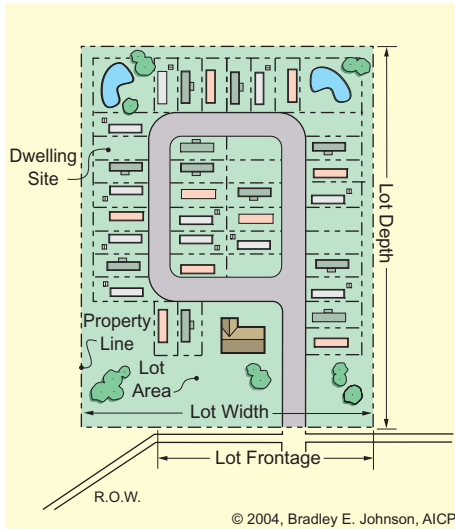
- home occupation

### Special Exception Uses

There are no special exception uses permitted for this district.

# Mobile Home Community (MHC) District

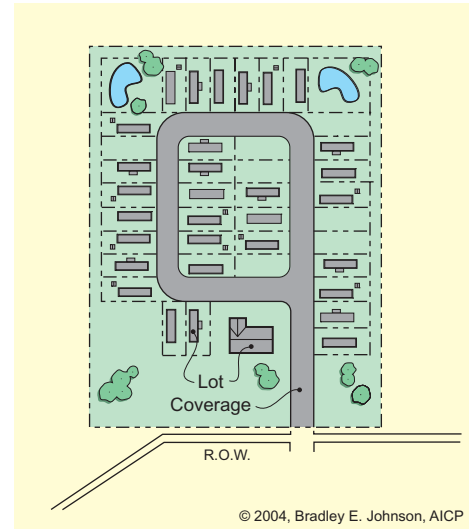
## 2.8 MHC District Development Standards



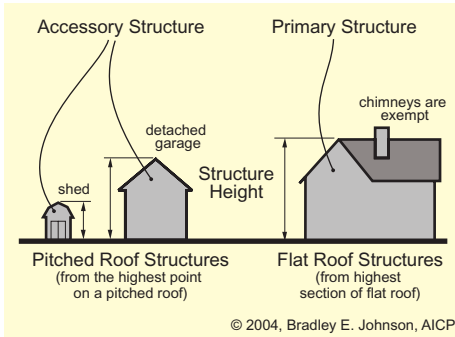
- Minimum Lot Area:**
  - 10 acres
- Minimum Lot Width:**
  - n/a
- Minimum Front Yard Setback:**
  - 25 feet
- Minimum Side Yard Setback:**
  - 10 feet
- Minimum Rear Yard Setback:**
  - 25 feet
- Sewer and Water:**
  - Municipal water and sewer required
- Maximum Primary Structures:**
  - No maximum



- Minimum Dwelling Site Area:**
  - 4,000 sq ft
- Minimum Dwelling Site Width:**
  - 40 feet
- Minimum Dwelling Site Front Yard Setback:**
  - 20% of average depth of lots in block
  - Shall be a minimum of 15 feet and maximum of 40 feet
- Minimum Dwelling Site Side Yard Setback:**
  - 10% of the lot width
- Minimum Dwelling Site Rear Yard Setback:**
  - 20% of lot depth
  - Shall be a minimum of 15 feet and maximum of 25 feet
  - 5 feet for accessory structure
- Maximum Dwelling Site Coverage:**
  - 45%



- Maximum Lot Coverage:**
  - n/a
- Minimum Dwelling Size:**
  - 800 sq ft per primary structure on a dwelling site



- Maximum Structure Height:**
  - 30 feet for the primary structure
  - 15 feet for accessory structures

Additional Development Standards that Apply		
<b>Accessory Structure (AS)</b> • AS-02 ..... Page 6-3	<b>Lot and Yard (LY)</b> • LY-01 ..... Page 6-17	<b>Special Exception (SE)</b> • SE-01 ..... Page 6-32
<b>Density and Intensity (DI)</b> • DI-01 ..... Page 6-5	<b>Manufactured &amp; Mobile Home (MH)</b> • MH-02 ..... Page 6-19	<b>Structure (ST)</b> • SQ-01 ..... Page 6-33
<b>Entrance/Drive (ED)</b> • ED-01 ..... Page 6-6	<b>Outdoor Storage (OS)</b> • OS-01 ..... Page 6-20 • OS-02 ..... Page 6-20	<b>Temporary Use/Structure (TU)</b> • TU-01 ..... Page 6-36 • TU-02 ..... Page 6-36
<b>Environmental (EN)</b> • EN-01 ..... Page 6-8	<b>Parking (PK)</b> • PK-02 ..... Page 6-21 • PK-04 ..... Page 6-22	<b>Vision Clearance (VC)</b> • VC-01 ..... Page 6-37
<b>Fence and Wall (FW)</b> • FW-01 ..... Page 6-9 • FW-02 ..... Page 6-9	<b>Performance (PF)</b> • PF-01 ..... Page 6-24	
<b>Floodplain (FP)</b> • FP-01 ..... Page 6-10	<b>Public Improvement (PI)</b> • PI-01 ..... Page 6-25	
<b>Height (HT)</b> • HT-01 ..... Page 6-11	<b>Sewer and Water (SW)</b> • SW-01 ..... Page 6-26	
<b>Home Occupation (HO)</b> • HO-01 ..... Page 6-12 • HO-03 ..... Page 6-13	<b>Sign (SI)</b> • SI-01 ..... Page 6-29 • SI-02 ..... Page 6-30	
<b>Landscaping (LA)</b> • LA-01 ..... Page 6-14		

