

VR Village Residential District

3.25 “VR” District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The “VR” (Village Residential) District is intended to provide for moderate density residential development on smaller lots that may be found in older towns and villages. This district may also accommodate neo-traditional subdivisions and the pattern of development that may occur in the town centers, where a compact urban form with smaller setbacks, and alley access to rear yards and rear-loading garages.</p> <p>This district is designed for areas in or close to existing urban development. All new lots shall be connected to centralized sewer and an urbanized roadway network.</p>	<p>Residential</p> <ul style="list-style-type: none"> • dwelling, manufactured home • dwelling, single-family • dwelling, two-family • dwelling, accessory • child care (less than 6 children)** • major residential subdivision (subject to requirements of Chapter 5.22) • residential facility for developmentally disabled (small)* • residential facility for mentally ill* <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation (non-traffic generating) 	<p>Residential</p> <ul style="list-style-type: none"> • bed and breakfast facility • dwelling, multi-family • child care home (6-16 children)** • group home • residential facility for developmentally disabled (large)* <p>Institutional Uses</p> <ul style="list-style-type: none"> • adult day care • cemetery • child care center** • child care ministry** • churches • clinics • community services (ambulance depot, emergency and protective shelters, fire stations, water towers, water treatment plants, etc.) • schools, public or private, primary or secondary <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation (traffic generating)

* As provided by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).

** As defined in IC 12-7-2; state license may be required

VR District

3.26 “VR” District Standards

Minimum Lot Area:

- 10,000 square feet with central sewage
- 6,000 square feet with central sewage & water lines

Minimum Lot Width:

- 100 feet with central sewage
- 50 feet with central sewage & water lines

Minimum Lot Frontage:

- 50 feet on a public street with access from said public street
- 35 feet on the radius of a cul-de-sac

Streets and Alleys

- New lots shall enter onto a new developer-created street, built and bonded to the Whitley County Highway Specifications Manual or a past developer-created street which is dedicated and maintained by Whitley County.
- Alleys are required in new developments; however, the Plan Commission may waive this requirement for good cause during subdivision approval.

Minimum Front Yard Setback:

- 50 feet when adjacent to a Principal Arterial
- 40 feet when adjacent to a Minor Arterial
- 40 feet when adjacent to a Collector
- 10 feet when located on an alley
- 25 feet when not on an alley and adjacent to a Local Road or developer-created street

Minimum Side Yard Setback:

- 6 feet for the Primary Structure
- 5 feet for Accessory Structures

Minimum Rear Yard Setback:

- 15 feet for a Primary Structure
- 5 feet for Accessory Structures

Maximum Structure Height:

- 35 feet for Primary Structures
- 20 feet for Accessory Structures

Maximum Lot Coverage:

- Square feet of Primary and Accessory Structures, and impervious surface cannot exceed 50% of the Lot Area

Minimum Floor Area:

- 950 square feet per unit for single-family and two-family dwellings
- 750 square feet per unit for multi-family
- 500 square feet for Accessory Dwellings

Development Standards that Apply		
Lot/Yard (LY)	Floodplain (FP)	Miscellaneous (MS)
LY-01 Section 5.3	FP-01Section 5.9	MS-02 Section 5.17
Height (HT)	Parking (PK)	Manufactured Home (MH)
HT-01 Section 5.4	PK-03,05.....Section 5.10	MH-01-08 Section 5.18
Accessory Structures (AS)	Loading (LD)	Major Residential Subdivisions (RS)
AS-02 Section 5.5	LD-01Section 5.11	RS-01-07..... Section 5.22
Performance Standards (PS)	Sight Triangle Clearance (STC)	
PS-01 Section 5.7	STC-01Section 5.12	
Environmental (EN)	Home Occupation (HO)	
EN-01,02..... Section 5.8	HO-01Section 5.14	