

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 st Floor minimum	Building	Lot	Floor Area Ratio	
R-1	90'	120'	12,000 sqft	1-story	1,200 sqft	1,200 sqft	35%	50%	0.5	35'
	90'	120'	12,000 sqft	2-story	1,600 sqft	800 sqft	35%	50%	0.5	35'
	90'	120'	12,000 sqft	Bi-level	1,400 sqft	800 sqft	35%	50%	0.5	35'
R-2	75'	120'	9,000 sqft	1-story	1,000 sqft	1,000 sqft	35%	50%	0.5	35'
	75'	120'	9,000 sqft	2-story	1,400 sqft	700 sqft	35%	50%	0.5	35'
	75'	120'	9,000 sqft	Bi-level	1,200 sqft	600 sqft	35%	50%	0.5	35'
R-3	75'	-	9,000 sqft	1-family	1,000 sqft	1,000 sqft	35%	50%	0.5	35'
	85'	-	10,000 sqft	2-family	1,000 sqft	600 sqft	35%	50%	0.5	35'
	90'	-	12,000 sqft	3- or 4-family	1,000 sqft	600 sqft	35%	50%	0.5	35'
R-4	-	-	3,000 sqft per unit	1-family	1,000 sqft	1,000 sqft	35%	50%	0.5	50'
	-	-	3,000 sqft per unit	2-family	1,000 sqft	600 sqft	35%	50%	0.5	50'
	-	-	3,000 sqft per unit	3 or 4-family	1,000 sqft	600 sqft	35%	50%	0.5	50'
	-	-	3,000 sqft per unit	5+ family	600 sqft	N/A	35%	50%	0.5	50'
B-2	-	-	350 sqft	Efficiency	500 sqft	N/A	-	-	3.0	-
	-	-	500 sqft	1-bedroom	600 sqft	N/A	-	-	3.0	-
	-	-	500 sqft	2-bedroom	800 sqft	N/A	-	-	3.0	-
	-	-	N/A	2+ bedroom	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 structures¹

Side: 7.5' min from property line²
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

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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

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: 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

Minimum lot size	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
Building setbacks	Front: 15' min from lot line Side: 15' min from lot line Rear: 15' min from lot line
Accessory buildings¹	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 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 max (on property line) Rear yard: 6' high max (on property line) ² Landscape fencing: 4' high max, 16' long max, 50% opacity min allowed outside 15' setback
Pools	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