

**MINIMUM BUILDING STANDARDS  
SINGLE FAMILY RESIDENCE  
BROWN COUNTY, INDIANA**

	<b>LOT SIZE ( ACRES)</b>	<b>GROUND FLOOR AREA (SQUARE FT.)</b>	<b>LOT WIDTH (FT.)</b>	<b>SETBACK TO CENTER OF RD (FT.)</b>	<b>SIDE SETBACK (FT.)</b>	<b>REAR SETBACK (FT.)</b>	<b>MAX. HEIGHT (FT.)</b>	<b>% LOT COVERAGE (ALL BLDG)</b>
<b>R1</b>	<b>*3</b>	<b>1 STORY - 900 2 STORY - 800</b>	<b>80</b>	<b>SR 46 (OLD &amp; NEW) 110 SR 135 - 75 SR 45 - 75</b>	<b>RESIDENCE 10 &amp; 15 ACCESSORY 3</b>	<b>25</b>	<b>35</b>	<b>30</b>
<b>R2</b>	<b>* 3</b>	<b>1 &amp; 2 STORY - 500</b>	<b>100</b>	<b>50</b>	<b>RESIDENCE 10 &amp; 15 ACCESSORY 3</b>	<b>25</b>	<b>35</b>	<b>30</b>
<b>LR</b>	<b>½</b>	<b>1 &amp; 2 STORY - 500</b>	<b>150</b>	<b>VARIES</b>	<b>RESIDENCE 10 &amp; 15 ACCESSORY 3</b>	<b>25</b>	<b>25</b>	<b>30</b>
<b>FR</b>	<b>3</b>	<b>1 &amp; 2 STORY - 240</b>	<b>300</b>	<b>50</b>	<b>RESIDENCE 10 &amp; 15 ACCESSORY 3</b>	<b>25</b>	<b>35</b>	<b>10</b>
<b>GB</b>	<b>½</b>	<b>1 &amp; 2 STORY - 600</b>	<b>60</b>	<b>VARIES</b>	<b>RESIDENCE 5 &amp; 10</b>	<b>15</b>	<b>35</b>	<b>25</b>

**\*THE CREATION OF NEW LOTS UNDER THREE ACRES OR WHICH USE EASEMENTS FOR ACCESS MUST RECEIVE SUBDIVISION APPROVAL. PLEASE CONTACT THE BROWN COUNTY AREA PLAN COMMISSION FOR FURTHER INFORMATION.**

***LOTS WHICH DO NOT MEET THE MINIMUM LOT SIZE REQUIREMENT BUT WERE CREATED AND RECORDED PRIOR TO 1978 MAY BE CONSIDERED LEGAL BUILDING SITES. HOWEVER, THEY MUST MEET ALL SETBACK AND OTHER STANDARDS.***

**BROWN COUNTY AREA PLAN COMMISSION, P.O. BOX 401, NASHVILLE IN 47448; TEL: 812.988.5490 FAX: 812.988.5488**