

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

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

***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.***

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