

# RECOMMENDATION 8:

## Assess Current Zoning Regulations

Perform an assessment of current zoning regulations to determine whether revisions should be recommended to address gaps in the Carmel housing market, as well as to support open space creation and tree preservation efforts.

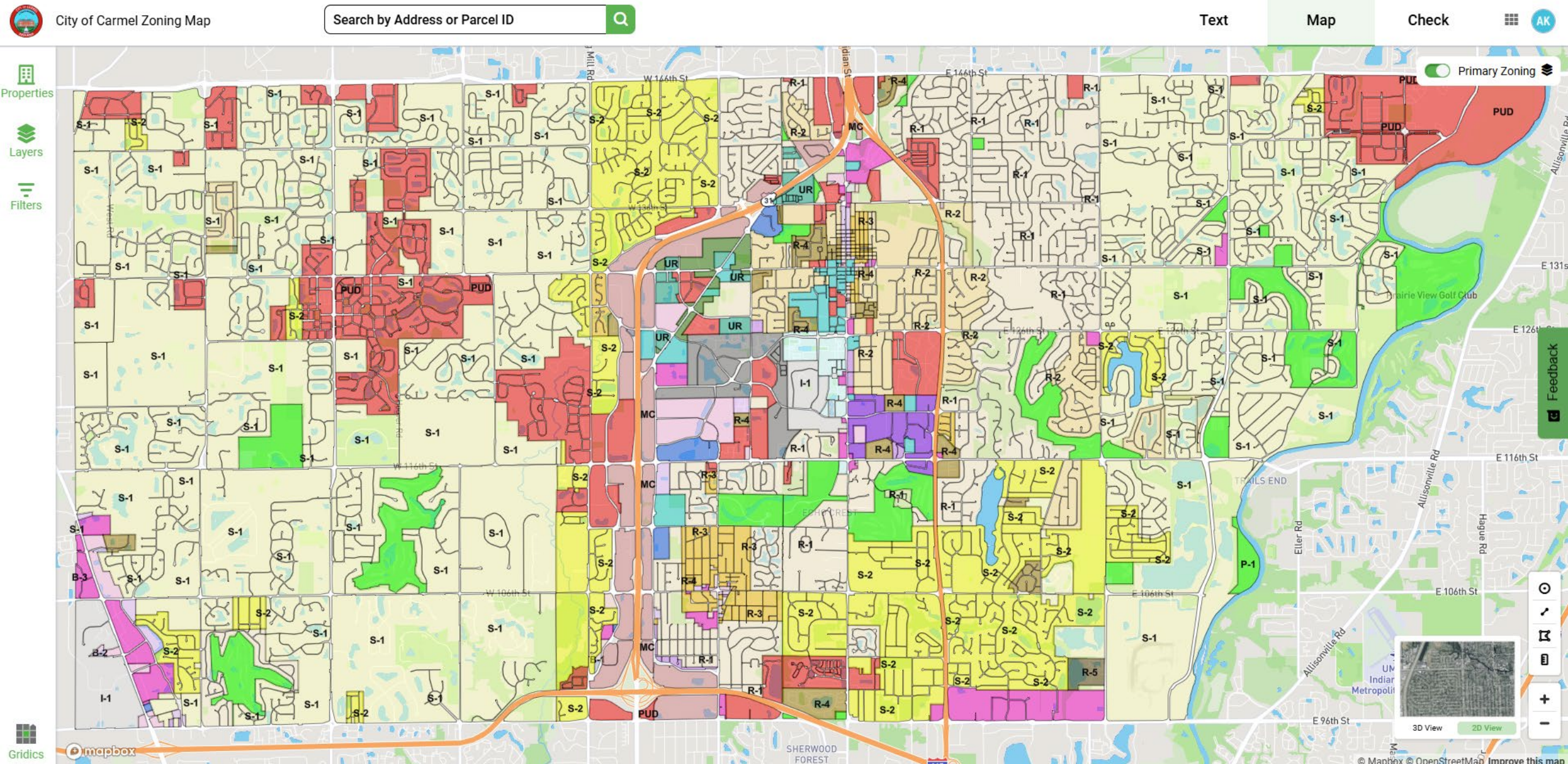
# Zoning Map Analysis

## Links:

- [Interactive Zoning Map](#)
- [GIS Viewer](#) (see Map Layers to view zoning)

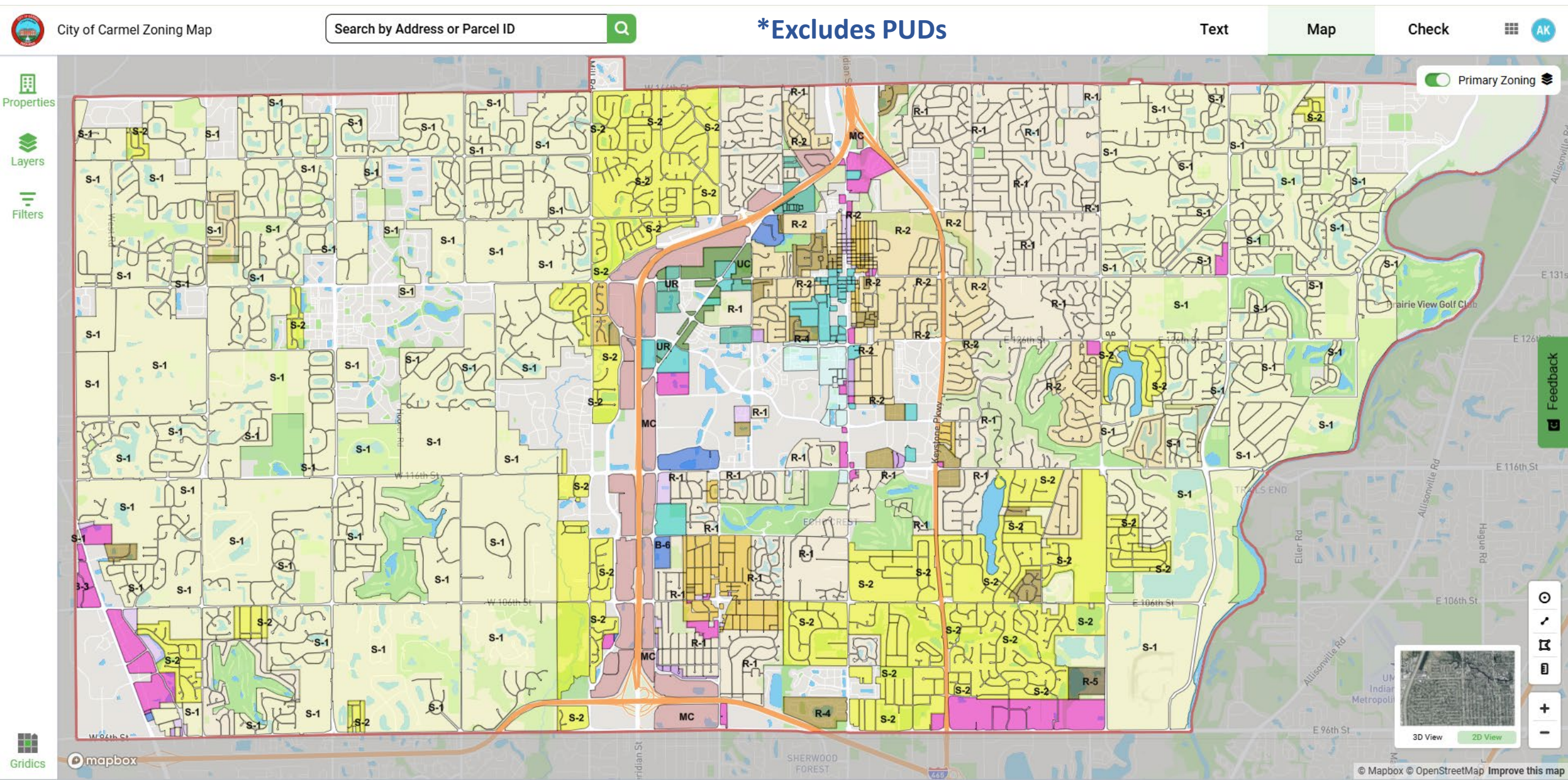


# Carmel Zoning Map



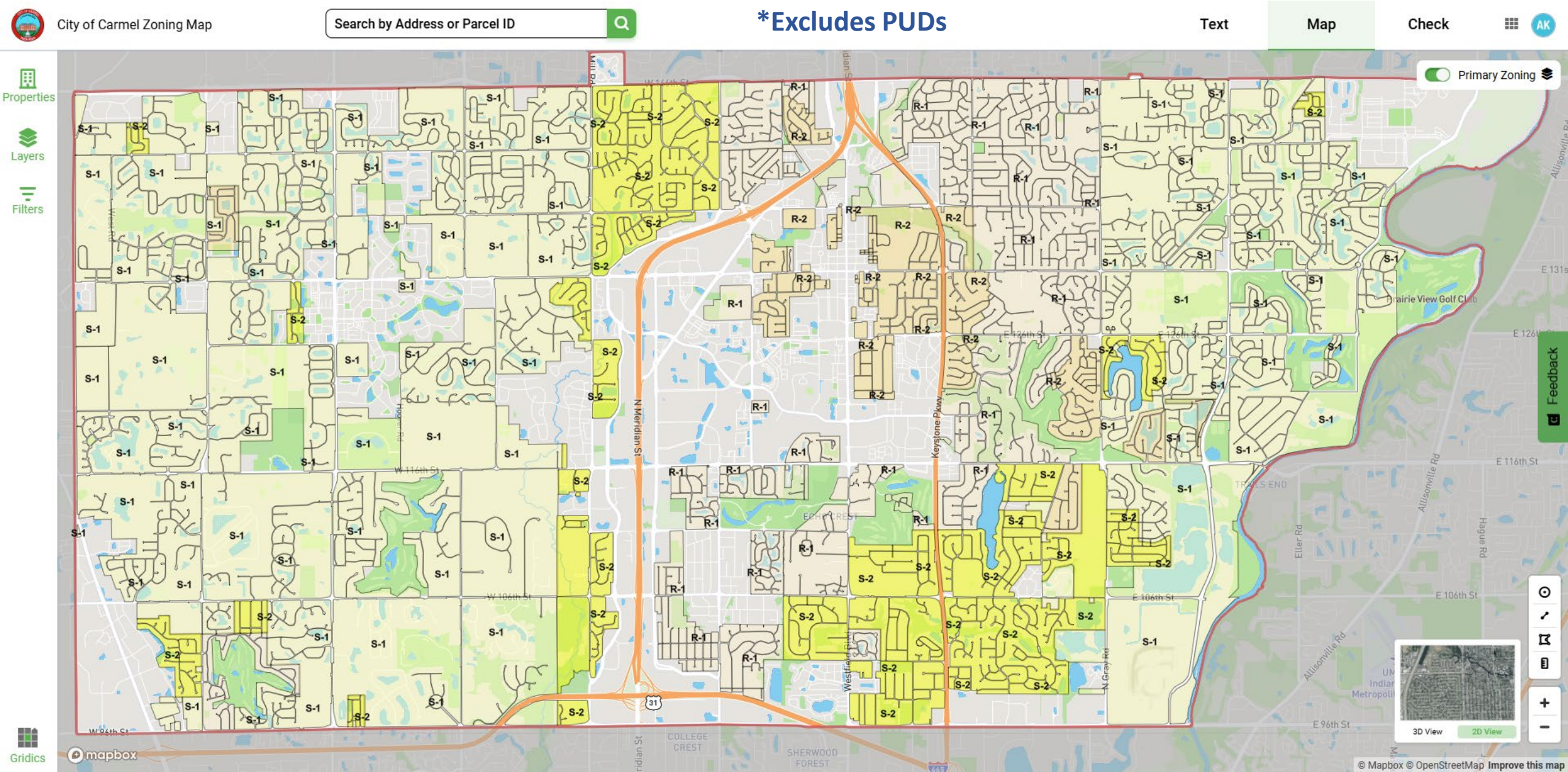


# Districts where residential is permitted (81.8%)\*



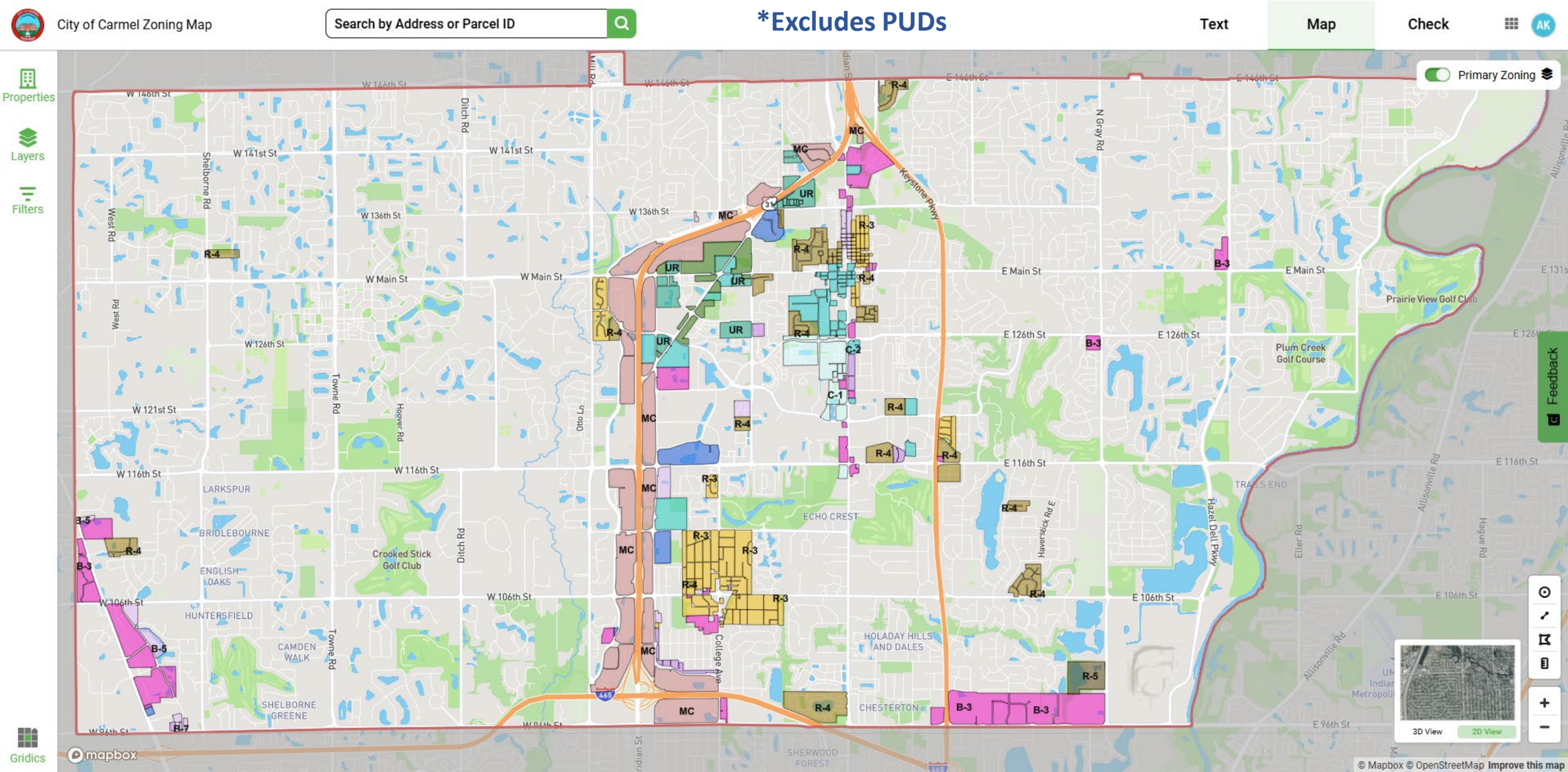


# ONLY Single-Family Detached is permitted (72.4%)\*



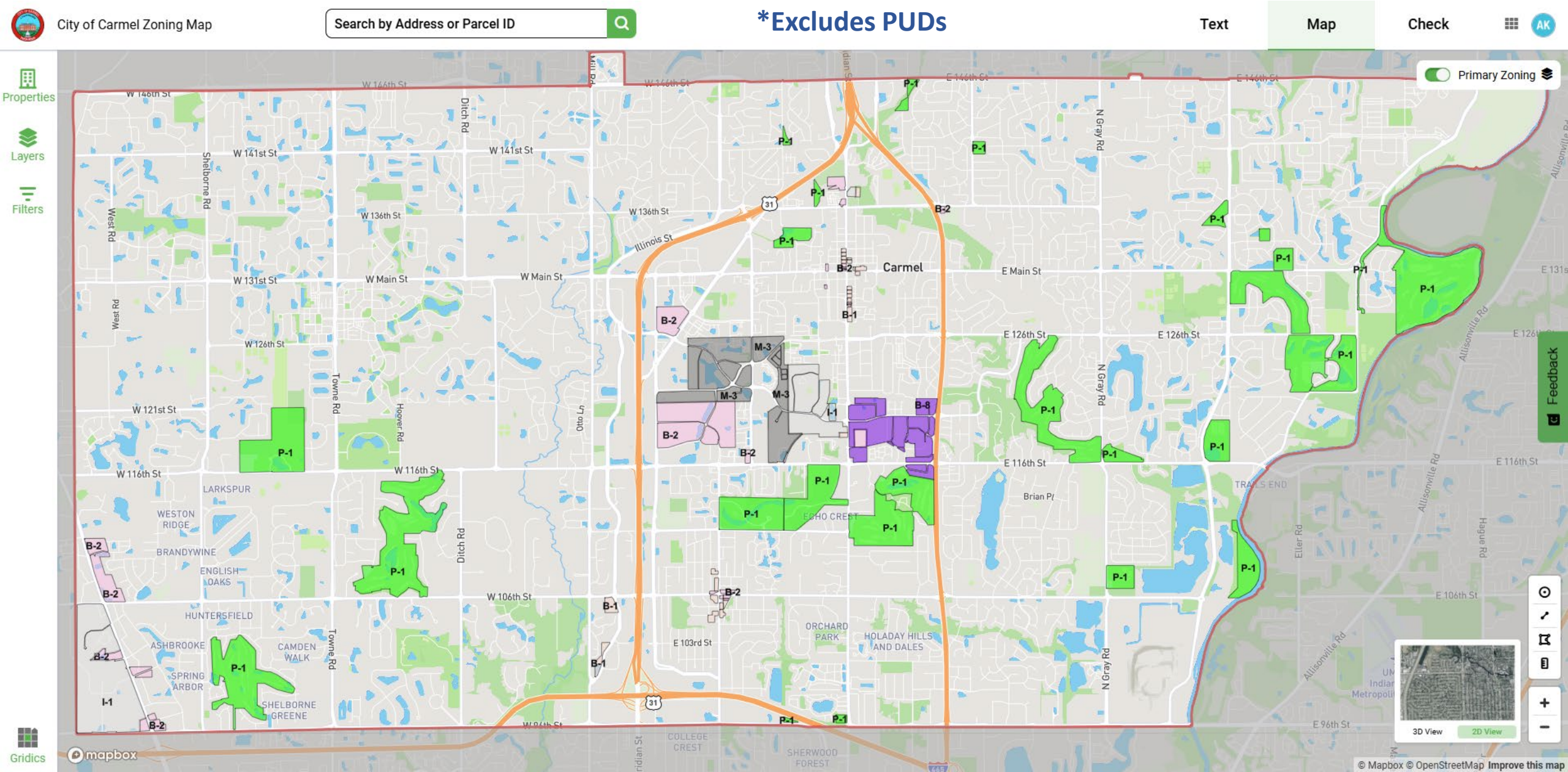


# NON Single-Family Detached is permitted (8.7%)\*





# Residential NOT permitted (9%)\*



# Primary Zoning District Breakdown

| ACRES    | Shape__A<br>rea<br>PERCENT | Zoning<br>District |
|----------|----------------------------|--------------------|
| 27,409.0 | 100.0%                     |                    |
| 31.7     | 0.1%                       | B-1                |
| 233.7    | 0.9%                       | B-2                |
| 478.1    | 1.7%                       | B-3                |
| 71.1     | 0.3%                       | B-5                |
| 89.4     | 0.3%                       | B-6                |
| 32.3     | 0.1%                       | B-7                |
| 142.9    | 0.5%                       | B-8                |
| 98.5     | 0.4%                       | C-1                |
| 186.0    | 0.7%                       | C-2                |
| 340.3    | 1.2%                       | I-1                |
| 235.0    | 0.9%                       | M-3                |
| 618.7    | 2.3%                       | MC                 |
| 1,474.1  | 5.4%                       | P-1                |
| 2,717.6  | 9.9%                       | PUD*               |
| 3,106.6  | 11.3%                      | R-1                |
| 1,105.9  | 4.0%                       | R-2                |
| 294.9    | 1.1%                       | R-3                |
| 294.3    | 1.1%                       | R-4                |
| 40.7     | 0.1%                       | R-5                |
| 12,641.7 | 46.1%                      | S-1                |
| 2,986.2  | 10.9%                      | S-2                |
| 83.5     | 0.3%                       | UC                 |
| 100.7    | 0.4%                       | UR                 |

| % of Zoned Land | Types of Dwellings Permitted by<br>Right* | Districts                                               |
|-----------------|-------------------------------------------|---------------------------------------------------------|
| 81.8%           | Allows Residential                        |                                                         |
| 76.3%           | Allows Single-Family Detached             | S-1, S-2, R-1, R-2, R-3, R-4, R-5, B-5, B-6, C-1, C-2   |
| 72.4%           | <b>ONLY</b> Single Family Detached        | S-1, S-2, R-1, R-2                                      |
| 8.7%            | Allows other residential                  | R-3, R-4, R-5, UR, B-3, B-5, B-6, B-7, C-1, C-2, UC, MC |
| 5.8%            | Allows Multi-Family                       | UR, B-3, B-7, C-1, C-2, UC, MC                          |
| 3.9%            | Allows Two-Family                         | R-3, R-4, R-5, B-5, B-6, C-1, C-2                       |
| 1.4%            | Allows Attached Dwellings                 | UR, C-1, C-2                                            |
| 1.0%            | Allows Accessory Dwellings                | C-1, C-2                                                |
| 9.0%            | No Residential                            | P-1, B-1, B-2, B-8, I-1, M-3                            |

\*PUDs, Overlay Zones excluded from these calculations due to their site-specific requirements

| TOP FIVE ZONING DISTRICTS BY AREA |     |
|-----------------------------------|-----|
| 46.1%                             | S-1 |
| 11.3%                             | R-1 |
| 10.9%                             | S-2 |
| 9.9%                              | PUD |
| 5.4%                              | P-1 |
| 83.7%                             |     |



# Zoning District Analysis

## Unified Development Ordinance (UDO):

- Links: [Interactive text](#) or [PDF](#)

## Residential Districts:

- Links: [S1](#), [S2](#), [R1](#), [R2](#), [R3](#), [R4](#), [R5](#), [UR](#)



# Residential District Comparison

|          | Development Standard             | S1                                                                          | S2                                                                          | R1                                                                          | R2                                                                          | R3                                                                        | R4                                                                                  | R5                                                                      | UR                           | Permitted in Other Districts |
|----------|----------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------|------------------------------|
| Uses     | Single-family dwelling           | Permitted Use                                                               | Permitted Use                                                               | Permitted Use                                                               | Permitted Use                                                               | Permitted Use                                                             | Permitted Use                                                                       | Permitted Use                                                           | -                            | B5, B6, C1, C2               |
|          | Attached dwelling                | -                                                                           | -                                                                           | -                                                                           | -                                                                           | -                                                                         | -                                                                                   | -                                                                       | Permitted Use                | C1, C2                       |
|          | Two-family dwelling              | -                                                                           | -                                                                           | -                                                                           | -                                                                           | Permitted Use                                                             | Permitted Use                                                                       | -                                                                       | -                            | B5, B6, C1, C2               |
|          | Multiple-family dwelling         | -                                                                           | -                                                                           | -                                                                           | -                                                                           | -                                                                         | Special Use                                                                         | Permitted Use                                                           | Permitted Use                | B3, B7, C1, C2, UC, MC       |
|          | Accessory dwelling               | -                                                                           | -                                                                           | -                                                                           | -                                                                           | -                                                                         | -                                                                                   | -                                                                       | -                            | C1, C2                       |
| Lot      | Minimum Lot Area                 | 15,000 sq ft                                                                | 12,000 sq ft                                                                | 10,000 sq ft                                                                | 10,000 sq ft                                                                | 8,000 sq ft                                                               | 4,000 sq ft                                                                         | 10 acres - RES<br>30 acres - other                                      | N/A                          |                              |
|          | Minimum Lot Width                | 120 ft - SF<br>200 ft - other                                               | 100 ft - SF<br>200 ft - other                                               | 100 ft                                                                      | 80 ft                                                                       | 60 ft                                                                     | 60 ft - SF & TF<br>200 ft - other                                                   | N/A                                                                     | N/A                          |                              |
|          | Maximum Lot Coverage             | 35%                                                                         | 35%                                                                         | 35%                                                                         | 35%                                                                         | 35%                                                                       | 35%                                                                                 | 40%                                                                     | 80%                          |                              |
|          | Maximum Density                  | 1.0 lots/acre                                                               | 2.4 lots/acre                                                               | 2.9 lots/acre                                                               | 3.9 lots/acre                                                               | 5.0 lots/acre                                                             | 8.0 lots/acre                                                                       | 12.0 units/acre                                                         | N/A                          |                              |
| Setbacks | Minimum Front Yard Setback       | 40 ft                                                                       | 35 ft                                                                       | 35 ft                                                                       | 35 ft                                                                       | 30 ft                                                                     | 30 ft - SF & TF<br>5 ft - other (max of 30 ft)                                      | 10 ft                                                                   | 0 ft<br>(10-20 ft max)       |                              |
|          | Minimum Side Yard Setback        | 10 ft - SF<br>20 ft - other                                                 | 10 ft - SF<br>20 ft - other                                                 | 10 ft                                                                       | 5 ft                                                                        | 5 ft                                                                      | 5 ft - SF & TF<br>20 ft - other adj to SF & TF<br>5 ft - other not adj to SF & TF   | 50 ft                                                                   | 5 or 0 ft                    |                              |
|          | Minimum Aggregate of Side Yards  | 30 ft - SF<br>50 ft - other                                                 | 25 ft - SF<br>40 ft - other                                                 | 20 ft                                                                       | 15 ft                                                                       | 15 ft                                                                     | 15 ft - SF & TF<br>40 ft - other                                                    | N/A                                                                     | N/A                          |                              |
|          | Minimum Rear Yard Setback        | 20 ft - SF<br>15 ft - other                                                 | 20 ft - SF<br>15 ft - other                                                 | 20 ft - SF<br>15 ft - other                                                 | 20 ft - SF<br>15 ft - other                                                 | 20 ft - SF<br>15 ft - other                                               | 20 ft - SF & TF<br>20 ft - other adj to SF & TF<br>15 ft - other not adj to SF & TF | 50 ft                                                                   | N/A                          |                              |
| Building | Maximum Building Height          | 35 ft                                                                       | 35 ft                                                                       | 35 ft                                                                       | 35 ft                                                                       | 35 ft                                                                     | 35 ft                                                                               | 35 ft - SF<br>45 ft - other                                             | 3-5 stories<br>(2 story min) |                              |
|          | Minimum Ground Floor Area        | 1,000 sq ft - one-story SF<br>800 sq ft - two-story SF<br>800 sq ft - other | 1,100 sq ft - one-story SF<br>800 sq ft - two-story SF<br>800 sq ft - other | 1,100 sq ft - one-story SF<br>900 sq ft - two-story SF<br>900 sq ft - other | 1,100 sq ft - one-story SF<br>900 sq ft - two-story SF<br>900 sq ft - other | 800 sq ft - one-story SF<br>700 sq ft - two-story SF<br>800 sq ft - other | N/A                                                                                 | 700 sq ft - SF dwelling<br>600 sq ft - MF dwelling<br>900 sq ft - other | See Section 5.11             |                              |
|          | Minimum Living Area per Dwelling | N/A                                                                         | N/A                                                                         | N/A                                                                         | N/A                                                                         | N/A                                                                       | N/A                                                                                 | 600 sq ft average                                                       | 500 sq ft average            |                              |

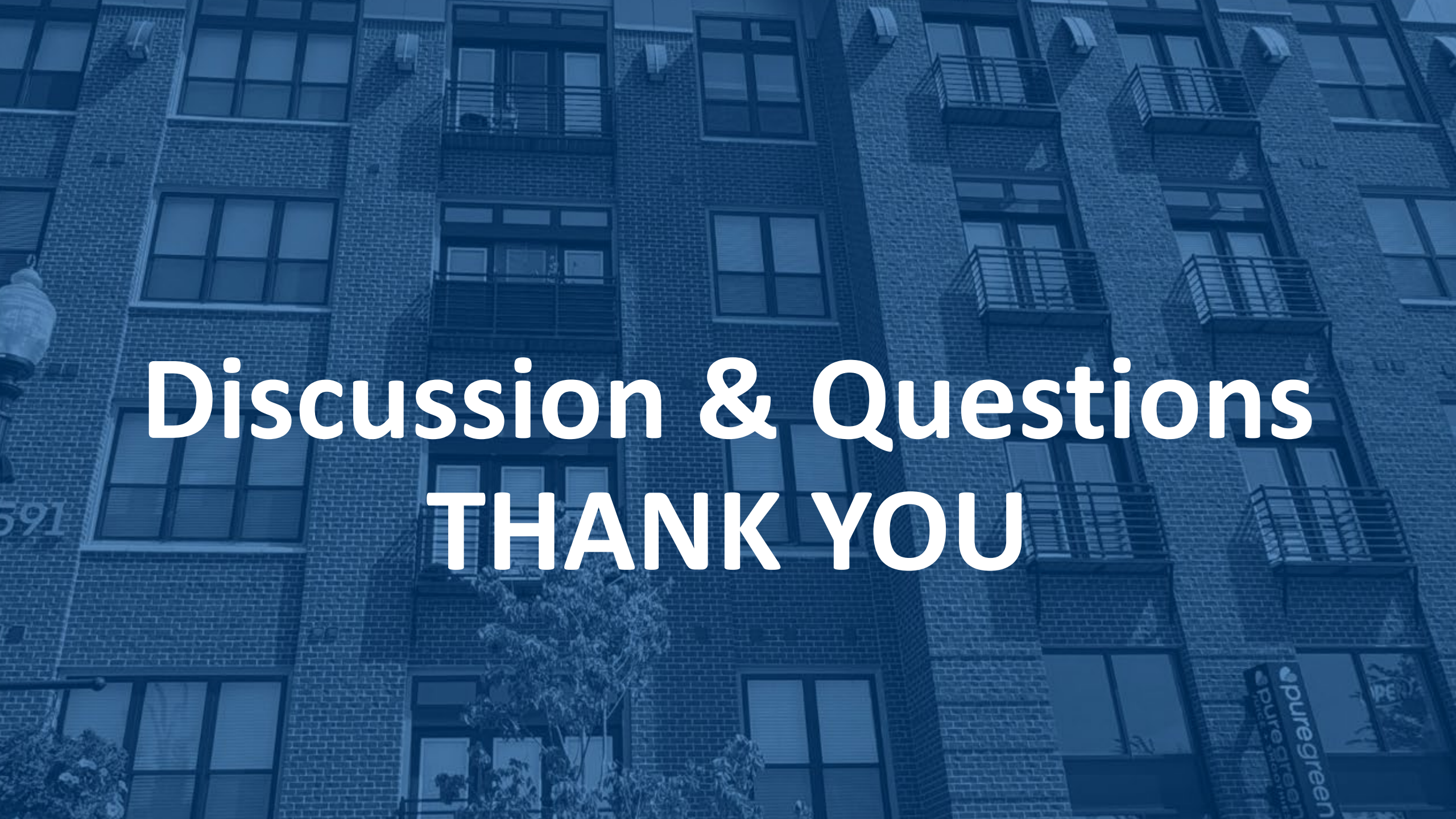
SF = Single-family dwelling

TF = Two-family dwelling

MF = Multi-family dwelling

Source: Carmel Unified Development Ordinance





Discussion & Questions  
THANK YOU