

**MUNICIPAL CODE  
FOR THE  
TOWN OF MERIDIAN HILLS**

**CHAPTER XIV**

**PLANNING, ZONING, AND DEVELOPMENTAL STANDARDS**

**ARTICLE 1**

**INTRODUCTION**

The Town acknowledges its role as an included town as that term is defined in the laws of the State of Indiana (currently IC 36-3-1-1 et seq., as amended, sometimes known as UNIGOV), and as such recognizes that many matters of zoning and planning affecting the Town rest with the Department of Metropolitan Development and Metropolitan Development Commission of Indianapolis, Indiana. However, the Town expressly reserves unto itself, jurisdiction over the following matters relating to development standards for the construction and occupation of residential real estate:

**Sec. 1. Setback Requirement.** The Dwelling District Zoning Ordinance of Marion County, Indiana currently in force is generally applicable, as are other zoning laws of Marion County, Indiana. However, said Dwelling District Zoning Ordinance specifically provides as follows:

“Article II. Dwelling District Regulations:  
Section 731-200 General dwelling district regulations:  
The following regulations shall apply to all land within the dwelling districts.

(a) (4) The front, side and rear setback and minimum front, side and rear yard requirements of all zoning districts shall be subject to the following exception, which shall be applied to all land within the Town of Meridian Hills, Indiana:

The required front, side and rear setback and minimum front, side and rear yard requirements applicable to all land within the Town of Meridian Hills, Indiana, however presently zoned, shall not be less than the standards of the Class R-1, R-2, and R-3 area districts, respectively, previously applicable thereto as said land was formerly zoned, in accordance with the Meridian Hills Zone Map and Sections 9, 10, 11 and 12 of the Zoning Ordinance of the Town of Meridian Hills, Indiana, General Ordinance No. 1, 1946, prior to the effective date of the comprehensive Dwelling Districts Zoning Ordinance of Marion County, Indiana, Ordinance 66-AO-2, which rezoned and reclassified said land. (Said Zoning Ordinance of the Town of Meridian Hills, Indiana, Sections 9, 10, 11 and 12 and Meridian Hills Zone Map, adopted by the Marion County Council March 28, 1957, as a part of Marion County Council Ordinance No. 8-1957, are hereby incorporated herein by reference.)”

Said General Ordinance No. 1, 1946 is expressly reserved and not repealed and the “required front, side and rear setback and front, side and rear minimum yard requirements” thereof are herein reproduced:

“Sec. 9. Side Yards in Residence District. In a residence district, for every building erected, there shall be a side yard along each lot line other than a street line or a rear line. Each dwelling shall be deemed a separate building and shall have side yards as above prescribed. At least 30 percent of the width of each lot shall be devoted to side yards, provided not more than 30 feet need be so devoted. The least dimension of a side yard shall not be less than 15 feet in a Class R-1 district; not less than 12 feet in a Class R-2 district; and not less than 10 feet in a Class R-3 district.

Sec. 10. Rear Yards in Residence Districts. In a residence district every building erected shall have a rear yard. In a residence district the least dimension of the rear yard shall be at least 15 percent of the depth of the lot, but such least dimension need not be more than 30 feet. Forty percent of the area of the rear yard may be occupied by a one-story accessory building not more than 15 feet in height. And provided that on a corner lot the rear line of which is identical with the side line of an interior lot, no such accessory building, if detached from the main building, shall be erected nearer than 50 feet to any side street line, nor nearer than 15 feet of the side line of such adjacent lot.

Sec. 11. Side and Rear Yard Exceptions.

- a) The area requirement in a side or rear yard shall be open from the established grade, or from the natural grade if higher than the established grade, to the sky, unobstructed except for the ordinary projections of window sills, belt courses, cornices and other ornamental features of the extent of not more than 4 inches, and provided that the cornice or eaves may project not more than 3 feet into such yard.
- b) A building and accessory building erected on the same lot shall for a purpose of side and rear yard requirements, be considered as a single building.

Sec. 12. Front Yards in Residence Districts.

- a) Between a front yard line as herein established and the street line no building or portion of a building other than a fence may be erected.
- b) In a residence district front yard lines are hereby established as follows:
  - 1. On a street frontage on either side of a street where 50 percent of such frontage between two intersection streets, exclusive of that part thereof which is improved

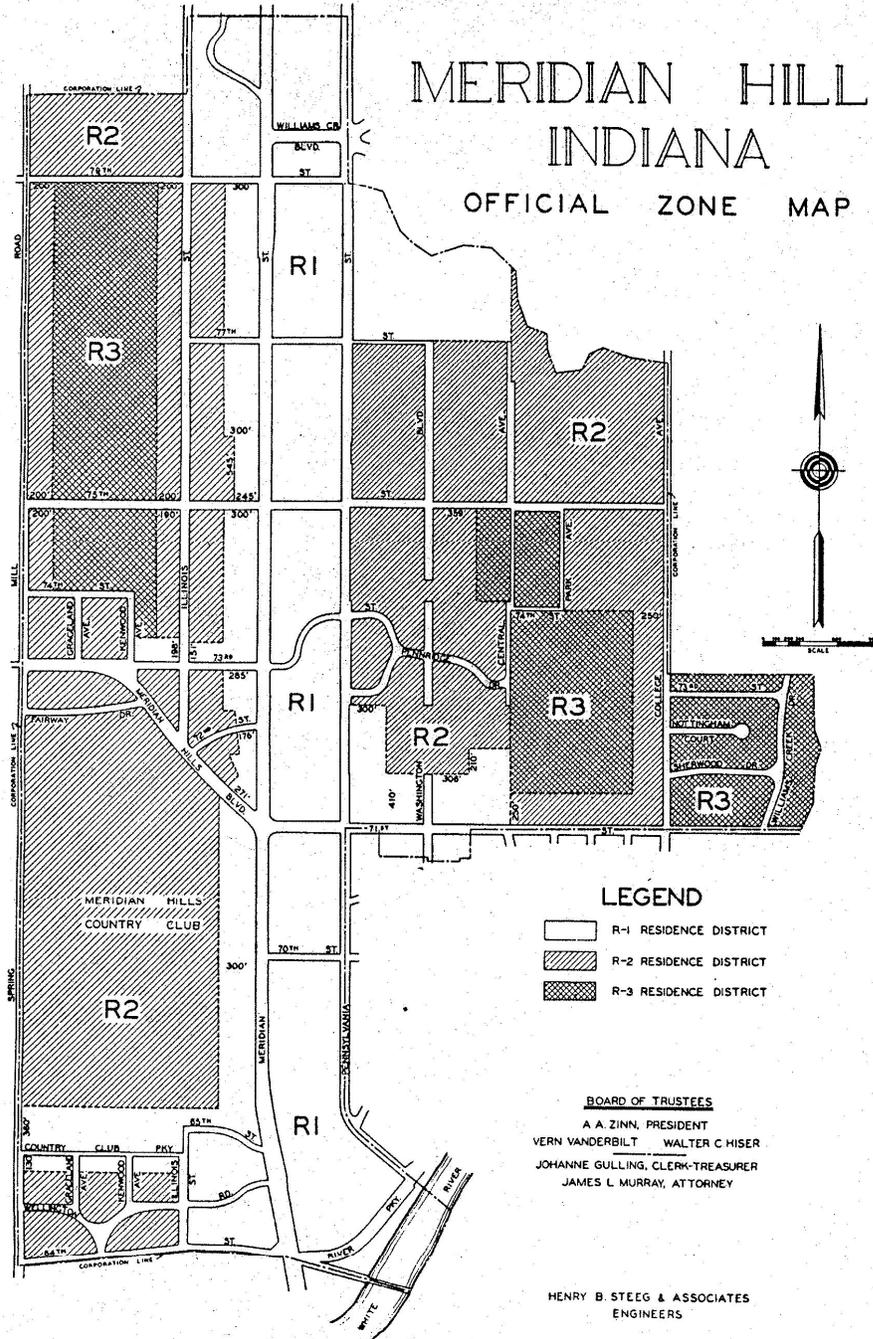
with buildings at the street line and exclusive also of the side line of a corner lot, is improved with residence buildings which are set back from the street line, the front yard line shall be the distance back from the street line equal to the average distance of existing residence buildings back from the street line.

2. On a street frontage on either side of a street between two intersecting streets, in a district zoned as a Class R-1 district where the front yard line is not established by the provisions of subdivision (b) 1 of this section, the distance of the front yard line back from the street line shall be 40 percent of the average depth of the lots constituting such street frontage, but such distance back from the street line need to be more than 100 feet.
3. On a street frontage on either side of a street between two intersecting streets, in a district zoned as a class R-2 district where the front yard line is not established by the provisions of subdivision (b) 1 from the street line shall be 40 percent of the average zoned as a Class R-2 district where the front yard line is not established by the provisions of subdivision (b) 1 of this section, the distance of the front yard line back from the street line shall be 40 percent of the average depth of the lots constituting such street frontage, but such distance back from the street line need not be more than 75 feet.
4. One the street frontage on either side of a street between two intersecting streets, in a district zoned as a Class R-3 district where the front yard line is not established by the provisions of subdivision (b) 1 of this section, the distance of the front yard line back from the street line shall be 40 percent of the average depth of the lots constituting such street frontage, but such distance back from the street line need not be more than 60 feet.
5. The words 'existing building' as used in this section shall be taken to mean any building for which a building license has been lawfully issued and on which work has begun and been completed up to the first floor line.
6. The unit for determining the percentage of frontage between two intersecting streets for the purpose of determining the front yard line regulations herein

established shall be the lot in a subdivision or addition comprising such frontage or a part thereof, the plat for which has been regularly filed for record in the office of the Recorder of Marion County, Indiana; or if no such plat has been so filed for record then such unit for frontage shall, for the purpose hereof, be considered to be a parcel of ground 100 feet in width in the Class R-1 district and 75 feet in width in all other districts, whether all of said frontage is owned by one or more persons. Only such lots or parcels as are actually occupied by residence buildings shall be considered as improved frontage in determining the front yard line for any block or part thereof.”

# MERIDIAN HILLS INDIANA

## OFFICIAL ZONE MAP



### LEGEND

- R-1 RESIDENCE DISTRICT
- R-2 RESIDENCE DISTRICT
- R-3 RESIDENCE DISTRICT

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