

Part 3 - Residential Standards

Updated: 7.28.2026

Purpose: To provide basic design requirements for certain housing types, especially those that currently require case-by-case review as conditional uses and are now proposed to be permitted in certain zoning districts.

Most Notable Revisions:

- Two, three, and multi-family residential uses in mixed-density neighborhoods are required to have building fronts that face the adjacent street and provide parking behind, rather than in front of buildings.
- Minimum requirements for access and parking are provided for two, three, and multi-family uses to reflect the diversity of designs and ownership arrangements for these types of housing.

New Text: Red Underline

Deletions: ~~Strikethrough~~

Residential Standards

Chapter 6.5 – Residential ~~Group Home~~ Standards

Chapter 6.7 – Mobile / Manufactured Home Standards is deleted with that content moved to Chapter 6.5(Part 3) as follows:

Intent:

~~The purpose of these residential standards is to provide minimum requirements for residential facilities. This Chapter establishes requirements for residential facilities for the developmentally disabled and mentally ill that both minimize conflicts with other uses and permit the establishment of such facilities consistent with IC 12-28-4-7 and 12-28-4-8.~~ The purpose of these residential standards is to provide appropriate minimum requirements for housing. They are specifically intended to ensure contextually appropriate development and adequate pedestrian and vehicle access; allow residential facilities for those with developmental disabilities and mental illness in harmony with other types of housing and in compliance with the requirements of Indiana law; and establish clear parameters for mobile, manufactured, and other industrially produced housing consistent with Indiana law.

Part 1

These Residential Design Standards apply to the Residential zoning districts.

A. **General Design Standards:** The following general design standards shall apply to all Two-, Three- and Multi-Family Residential uses that are both (1) within the Columbus city limits and (2) within an RE1, RE2, R4, or R5 zoning district:

1. Structure Orientation: These uses shall have structures that are oriented toward and present a front building façade to the adjacent street(s).
 - a. Multiple Street Frontages: For lots with multiple street frontages, this requirement shall only apply consistent with the orientation of existing structures in the same block or other immediate context (as determined by the Planning Director); for street frontages where existing structures present a front façade to the street, the new development shall as well. Where existing structures do not present a front façade to the street frontage, the new development shall be exempt from that requirement.

- b. Compliance by all Units / Structures: For uses with multiple dwelling units or structures, this requirement shall not be interpreted as requiring every unit or structure on the property to present a front façade toward the applicable street(s). Units or structures behind others that front on the street(s) and fulfill the requirement may have any orientation.
 - c. Front Façade Described: A front building façade shall be characterized by (1) a main entry door to a dwelling unit or structure as well as a porch, stoop, covered entry and/or other similar architectural feature visually defining and functionally serving that entry and (2) at least one window.
 - 2. Alley Access: Alley access shall be required consistent with Section 7.3(Part 1)(D)(3)(c) of this Ordinance.
 - 3. Parking Location: These uses shall have all off-street parking located no closer to any adjacent street than the front wall of the structure on the property that is nearest the street. Where a Two- or Three-Family Residential use makes use of individual driveways for each dwelling unit and no alley is present, parking in those driveways shall be exempt from this requirement.
- B. Subdivision of Two-, Three-, and Multi-Family Residential Uses: Where allowed by Article 3 of this Ordinance, the property on which a Two-, Three-, or Multi-Family Residential Use is located may be subdivided to result in each of the individual dwelling units being located on its own individual lot, subject to the following requirements:
- 1. Access: Each resulting lot shall have a minimum of 15 feet of width and frontage on a public street or be provided with pedestrian and vehicle access to a public street through platted easement(s) and/or common area(s) (or that vehicle access may be provided by an alley consistent with Section 6.5(Part 1)(A)(2)). Where platted easements and/or common areas are used, the following shall apply:
 - a. Pedestrian access shall include a sidewalk that is a minimum of 5 feet in width in an easement or common area that is a minimum of 10 feet in width.
 - b. Vehicle access shall include a drive that meets the interior drive width minimum requirements of Section 7.2(Part 4)(B)(4) in an easement or common area that is a minimum of 5 feet wider than the included drive.
 - 2. Parking and Service Areas: Each resulting lot shall be provided with the minimum required off-street parking spaces, as well as trash and other essential service areas, on that lot or in a platted easement or common area serving the development.
 - 3. Buffering: The subdivision described by this Section shall not be interpreted as exempting the property from the Buffering Requirements of Chapter 8.2. Any buffer required shall be provided for the development as a whole and may subsequently be included on the resulting individual lots or as a common area. Any required buffer shall be provided within a landscaping easement noting its purpose and that it is required by the Zoning Ordinance.
- C. Multi-Family Residential Uses with Multiple Structures - Limitations: No more than 12 dwelling units when arranged as single-family detached structures or as two-family structures shall be provided on any single lot. Any multi-family residential development comprised of such structures and exceeding 12 total dwelling units shall provide each dwelling unit with a minimum lot area, width, and frontage meeting the requirements of the R5 zoning district. The required frontage shall be on a public street meeting the requirements of and platted through the processes specified by the Subdivision Control Ordinance.

Part 2

These Residential Group Home Standards apply to the Agricultural, ~~Single-Family Residential, Multi-Family Residential,~~ Commercial, and Public / Semi-Public zoning districts:

The following margin note is added:

See Also: Indiana Code Sections 12-28-4-7 and 12-28-4-8.

- A. **Residential Facilities for the Mentally Ill:** Residential facilities for the mentally ill shall be required to comply with all licensing and operational requirements of the State of Indiana.

1. Exclusion Prohibited: In no instances shall a residential facility for the mentally ill be prohibited from locating, expanding, or operating in a residential area solely because the facility is a business or because the individuals residing in the facility are not related.
2. Separation: In no case may a residential facility for the mentally ill be located within 3,000 feet of any other residential facility for the mentally ill, as measured between the property lines of the lots or parcels on which the uses are (or are proposed to be) located.

B. **Residential Facilities for the Developmentally Disabled**: Residential facilities for the developmentally disabled shall be permitted consistent with ~~IC~~ Indiana Code Section 12-28-4-8 and the provisions of this Ordinance.

Part 3

These General Mobile/Manufactured Home Standards apply to the Agricultural and, Single-Family Residential, ~~and Multi-Family Residential~~ zoning districts:

Intent:

~~The purpose of these mobile / manufactured home standards is to identify the minimum requirements for the installation and use of mobile and manufactured homes consistent with the requirements of IC 36-7-4-1106 and the intent of this Ordinance.~~

The following margin note is added:

See Also: Indiana Code Sections 36-7-4-1106 and 36-7-2-12 and Chapter 16-41-27.

The following margin note is added:

Note: A tiny home or storage container village may seek variances from the applicable minimum living area and Section 6.5(Part 3)(A)(2)(c) – regarding foundation and retaining wall type. If these variances are obtained, such a development could avoid the need to be permitted as a mobile home park.

- A. **Home Location and Placement Requirements**: The location and placement of all mobile homes, manufactured homes, and industrialized residential structures shall meet the installation instructions of the manufacturer and the additional requirements listed below (consistent with Indiana Code Sections 36-7-4-1106, and 36-7-2-12, and Chapter 16-41-27-32).
1. Anchoring, Travel Equipment, and Utilities for All Homes: All mobile homes, manufactured homes, and industrialized residential structures shall be anchored to the ground and have utility connections in compliance with the local Building Code. All homes shall have wheels, axles, hitch mechanisms, and all other travel equipment removed.
 2. Homes Placed Outside of a Mobile / Manufactured Home Community: Manufactured homes and industrialized residential structures, but not mobile homes, shall be permitted in all zoning districts ~~where a single-family dwelling is~~ consistent with how residential uses are allowed by this Ordinance (as single-family residential use, two-family residential use, etc.). Mobile homes shall be prohibited in locations outside of mobile / manufactured home communities. Manufactured homes and industrialized residential structures located outside mobile / manufactured home communities shall be subject to the following requirements:
 - a. *Living Area*: The minimum living area shall be as specified by the applicable zoning district or 950 square feet, whichever is less (per IC 36-7-4-1106(e) and (f)).
 - b. *Other Development Standards*: With the exception of living area, as indicated above, all other requirements established by this Ordinance for ~~single-family dwellings~~ residential uses in the applicable zoning district shall be met including, but not limited to, setbacks, utility requirements, lot sizes and dimensions, and parking requirements.
 - c. *Foundation*: The ~~home~~ structure(s) shall be placed on a permanent underfloor foundation and an exterior perimeter retaining wall that are consistent with those for, or planned for, other single-family dwellings in the area and all applicable provisions of the local Building Code.
 - d. *As an Accessory Dwelling Unit*: Manufactured homes and industrialized residential structures shall be permitted as an accessory dwelling, subject to all requirements of Section 6.1(D)(1).
 3. Homes Placed Within a Mobile / Manufactured Home Community: Mobile homes, manufactured homes, and industrialized residential structures shall be permitted within mobile / manufactured

home communities where such communities are allowed by this Ordinance. These mobile homes, manufactured homes, and industrialized residential structures shall be placed on a permanent underfloor foundation with exterior foundation siding consistent with all applicable provisions of the local Building Code.

- B. Mobile / Manufactured Home Community Requirements:** All mobile / manufactured home communities, including those containing mobile homes, manufactured homes, and/or industrialized residential structures, shall comply with the following requirements:
1. Storage Space: Each home shall be provided with an enclosed, waterproof storage space either as an accessory structure on each home site, behind the home's skirting, or at a central storage facility.
 2. Interior Streets: All interior mobile / manufactured home community streets may either be dedicated to the public or be private. All public interior streets shall meet the design and construction requirements for public streets, including intersections, sidewalks, etc. provided by the Subdivision Control Ordinance.
 3. Compliance Verification: Prior to the release of an Improvement Location Permit for construction of a new or expanding mobile / manufactured home community, the community operator shall provide a letter or other indication of plan approval from the Indiana State Department of Health.