

Chapter 06

Subdivision Regulations

*Porter County
Unified Development
Ordinance*

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Conventional Subdivision (CV)

6.01 Conventional Subdivision Intent

The Conventional type of subdivision is intended to be used as follows:

- Provide appropriate regulations for the most typical residential subdivisions.
- Provide for necessary connectivity to adjoining street systems to provide adequate levels of emergency service and traffic mitigation;

- Provide open space in the form of common area.

6.02 Conventional Subdivision Prerequisites

Prerequisite Base Zoning:

- RR, R1, R2, R3, R4, or MP

Minimum Parent Tract:

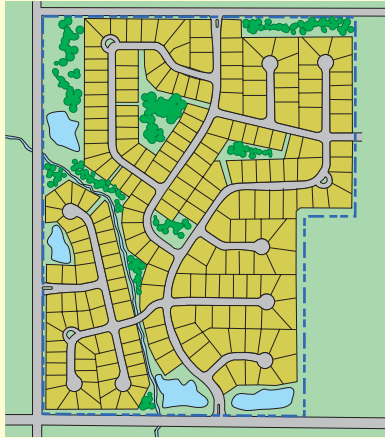
- N/A

Maximum Parent Tract:

- None

Conventional Subdivision (CV)

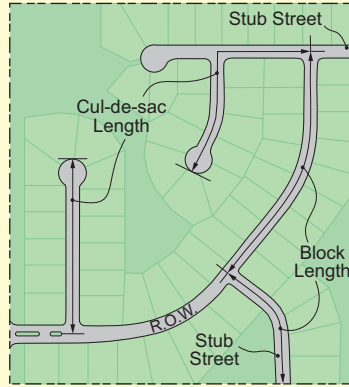
6.03 Conventional Subdivision Standards and Effect on Development Standards



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Minimum Perimeter Landscaping:

- 50 feet of common area between all lots and any arterial or collector street; and
- 30 feet of common area between all lots and all other parent tract boundaries



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Minimum Block Length:

- 140 feet

Maximum Block Length:

- 1,000 feet

Minimum Cul-de-sac Length:

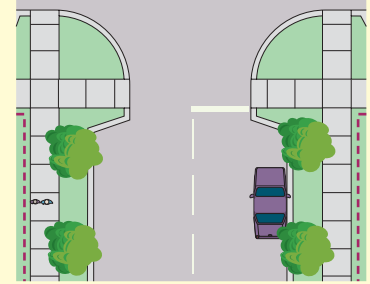
- 150 feet

Maximum Cul-de-sac Length:

- 1,000 feet

Sidewalks/Perimeter Paths:

- Sidewalks required on both sides of internal streets
- Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



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Minimum ROW on Local Streets:

- 60 feet

Maximum Design Speed:

- 25 to 35 mph

Minimum Street Width:

- 30 feet

On-Street Parking:

- Allowed, but not required

Minimum Tree Plot Width:

- 5 feet

Minimum Sidewalk Width:

- per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (PQ)

- PQ-01 Page 7-4

Access Road Standards (AC)

- AC-01 Page 7-5

Alley Standards (AL)

- AL-01 Page 7-7

Covenant Standards (CE)

- CE-01 Page 7-9

Dedication of Public Improv. Standards (DD)

- DD-01 Page 7-11

Development Name Standards (DN)

- DN-01 Page 7-12

Easement Standards (EA)

- EA-01 Page 7-13

Entryway Feature Standards (EF)

- EF-01 Page 7-22

Erosion Control Standards (EC)

- EC-01 Page 7-23

Lot Establishment Standards (LT)

- LT-01 Page 7-29

Monument and Marker Standards (MM)

- MM-01 Page 7-32

Open Space Standards (OP)

- OP-01 Page 7-33

- OP-02 Page 7-36

Pedestrian Network Standards (PN)

- PN-01 Page 7-43

Perimeter Landscaping Standards (PL)

- PL-01 Page 7-46

Storm Water Standards (SM)

- SM-01 Page 7-48

Street and Right-of-way Standards (SR)

- SR-01 Page 7-55

Street Lighting Standards (SL)

- SL-01 Page 7-60

Street Name Standards (SN)

- SN-01 Page 7-61

Street Sign Standards (SS)

- SS-01 Page 7-62

Surety Standards (SY)

- SY-01 Page 7-63

Utility Standards (UT)

- UT-01 Page 7-64

Cluster Subdivision (CT)

6.04 Cluster Subdivision Intent

The Cluster type of subdivision is intended to be used as follows:

- Facilitate clustered development of land while ensuring maximum protection of environmentally sensitive features and set asides of significant common open space;

- Provide for necessary connectivity to adjoining street systems to provide adequate levels of emergency service and traffic mitigation;
- Allow very limited development for those parcels containing environmental constraints such as mature tree stands, steep slopes, and water resources; and

- Provide subdivision design controls that ensure the space-efficient installation of utilities, street and sidewalk networks, as well as the placement of individual building lots.

6.05 Cluster Subdivision Prerequisites

Prerequisite Base Zoning District:

- R1, R2, R3, R4, or MP

Minimum Parent Tract:

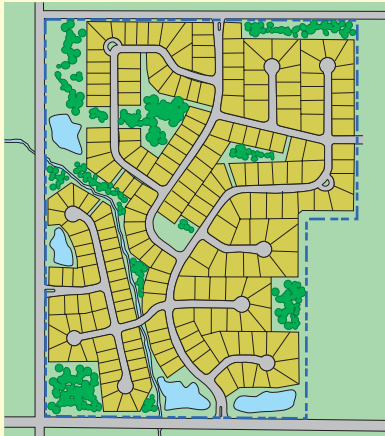
- 5 acres (217,800 square feet)

Maximum Parent Tract:

- None

Cluster Subdivision (CT)

6.06 Cluster Subdivision Standards and Effect on Development Standards

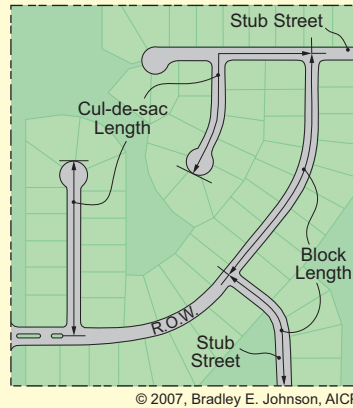


Minimum Perimeter Landscaping:

- 50 feet of common area between all lots and any arterial or collector street; and
- 30 feet of common area between all lots and all other parent tract boundaries

Minimum Open Space:

- >25%



Minimum Block Length:

- 140 feet

Maximum Block Length:

- 1,000 feet

Minimum Cul-de-sac Length:

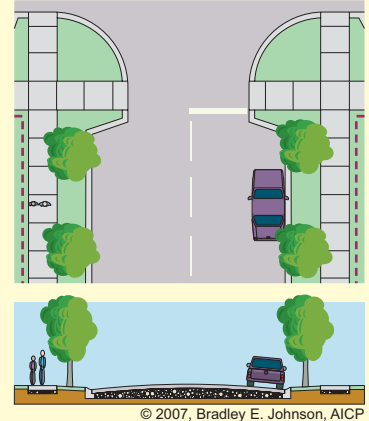
- 150 feet

Maximum Cul-de-sac Length:

- 1,000 feet

Sidewalks/Perimeter Paths:

- Pedestrian network system required; materials to be approved by the Plan Commission based on layout
- Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



Minimum ROW on Local Streets:

- 60 feet

Maximum Design Speed:

- 25 to 35 mph

Minimum Street Width:

- 30 feet

On-street Parking:

- Not required

Minimum Tree Plot Width:

- 5 feet

Minimum Sidewalk Width:

- per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (PQ)

- PQ-01 Page 7-4

Access Road Standards (AC)

- AC-01 Page 7-5

Alley Standards (AL)

- AL-02 Page 7-7

Covenant Standards (CE)

- CE-01 Page 7-9

Dedication of Public Improv. Standards (DD)

- DD-01 Page 7-11

Development Name Standards (DN)

- DN-01 Page 7-12

Easement Standards (EA)

- EA-01 Page 7-13

Entryway Feature Standards (EF)

- EF-01 Page 7-22

Erosion Control Standards (EC)

- EC-01 Page 7-23

Lot Establishment Standards (LT)

- LT-01 Page 7-29

Monument & Marker Standards (MM)

- MM-01 Page 7-32

Open Space Standards (OP)

- OP-01 Page 7-33

- OP-02 Page 7-36

Pedestrian Network Standards (PN)

- PN-01 Page 7-43

Perimeter Landscaping Standards (PL)

- PL-01 Page 7-46

Storm Water Standards (SM)

- SM-01 Page 7-48

Street & Right-of-way Standards (SR)

- SR-01 Page 7-55

Street Lighting Standards (SL)

- SL-01 Page 7-60

Street Name Standards (SN)

- SN-01 Page 7-61

Street Sign Standards (SS)

- SS-01 Page 7-62

Surety Standards (SY)

- SY-01 Page 7-63

Utility Standards (UT)

- UT-01 Page 7-64

Conservation Subdivision (CS)

6.07 Conservation Subdivision Intent

The Conservation type of subdivision is intended to be used as follows:

- Facilitate clustered development of land while ensuring maximum protection of environmentally sensitive features and set asides of significant common open space;

- Provide for necessary connectivity to adjoining street systems to provide adequate levels of emergency service and traffic mitigation;
- Allow very limited development for those parcels containing environmental constraints such as mature tree stands, steep slopes, and water resources; and

- Provide subdivision design controls that ensure the space-efficient installation of utilities, street and sidewalk networks, as well as the placement of individual building lots.

6.08 Conservation Subdivision Prerequisites

Prerequisite Base Zoning District:

- RR, R1, R2, or R3

Minimum Parent Tract:

- 5 acres (217,800 square feet)

Maximum Parent Tract:

- None

Conservation Subdivision (CS)

6.09 Conservation Subdivision Standards and Effect on Development Standards



Retention Pond Location:

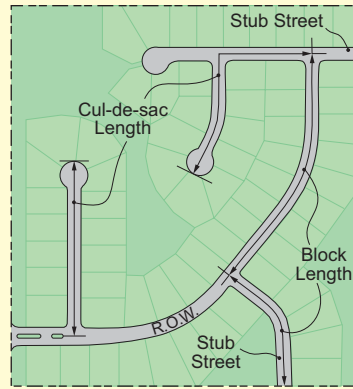
- In natural areas or along primary roadways

Minimum Perimeter Landscaping:

- 50 feet of common area between all lots and any arterial or collector street; and
- 30 feet of common area between all lots and all other parent tract boundaries

Minimum Open Space:

- 40%



Minimum Block Length:

- 100 feet

Maximum Block Length:

- 1,000 feet

Minimum Cul-de-sac Length:

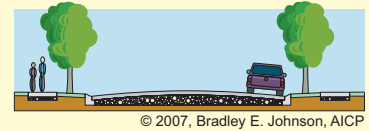
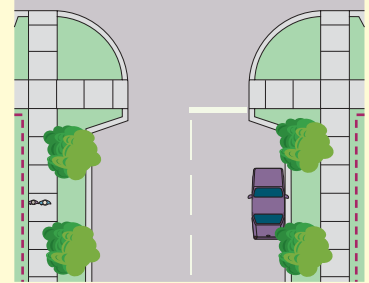
- 100 feet

Maximum Cul-de-sac Length:

- 1,000 feet

Sidewalks/Perimeter Paths:

- Sidewalks are required on one side of all streets in the R2 and R3 districts
- Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



Minimum ROW on Local Streets:

- 60 feet

Maximum Design Speed:

- 20 to 25 mph

Minimum Pavement Width:

- 24 feet with no curbs
- 28 feet with ribbon curbs

On-street Parking:

- Not permitted

Minimum Tree Plot Width:

- 5 feet if sidewalks installed along streets

Minimum Sidewalk Width:

- per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (PQ)

- PQ-01 Page 7-4

Access Road Standards (AC)

- AC-01 Page 7-5

Alley Standards (AL)

- AL-01 Page 7-7
- AL-02 Page 7-7

Covenant Standards (CE)

- CE-01 Page 7-9

Dedication of Public Improv. Standards (DD)

- DD-01 Page 7-11

Development Name Standards (DN)

- DN-01 Page 7-12

Easement Standards (EA)

- EA-01 Page 7-13

Entryway Feature Standards (EF)

- EF-01 Page 7-22

Erosion Control Standards (EC)

- EC-01 Page 7-23

Lot Establishment Standards (LT)

- LT-01 Page 7-29

Monument & Marker Standards (MM)

- MM-01 Page 7-32

Open Space Standards (OP)

- OP-01 Page 7-33
- OP-02 Page 7-36

Pedestrian Network Standards (PN)

- PN-02 Page 7-44

Perimeter Landscaping Standards (PL)

- PL-01 Page 7-46

Storm Water Standards (SM)

- SM-01 Page 7-48

Street & Right-of-way Standards (SR)

- SR-01 Page 7-55

Street Lighting Standards (SL)

- SL-01 Page 7-60

Street Name Standards (SN)

- SN-01 Page 7-61

Street Sign Standards (SS)

- SS-01 Page 7-62

Surety Standards (SY)

- SY-01 Page 7-63

Utility Standards (UT)

- UT-01 Page 7-64

Traditional Subdivision (TD)

6.10 Traditional Subdivision Intent

The Traditional type of subdivision is intended to be used as follows:

- Ensure the creation of a grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods as well as nonresidential activity centers;
- Create a pedestrian-scale streetscape design featuring narrow street profiles, on-street parking, building forward orientation, short block lengths, and decorative street lighting;
- Facilitate compatible development of parcels located next to existing subdivisions characterized by more grid-like street patterns;
- Facilitate development on properties not characterized by environmental constraints;
- Provide a range of development options (including mixed uses, affordable housing, accessory dwelling units) where warranted by adjacent development patterns; and
- Provide open space in the form of community amenities.

6.11 Traditional Subdivision Prerequisites

Prerequisite Base Zoning:

- Min of 70% R2
- Min of 3% and Max of 15% R3 or R4
- Min of 10% and Max 20% of CN, IN, OT or CM

Minimum Parent Tract:

- 40 acres (217,800 square feet)

Maximum Parent Tract:

- 125 acres

Traditional Subdivision (TD)

6.12 Traditional Subdivision Standards and Effect on Development Standards

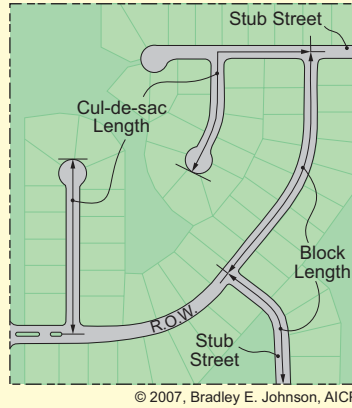


Minimum Perimeter Landscaping:

- 40 feet along arterial or collector streets
- 0 feet if abutting another TD subdivision
- 20 feet along all other perimeters

Minimum Open Space:

- 10% if no environmental features
- 20% if environmental features



Minimum Block Length:

- 200 feet

Maximum Block Length:

- 660 feet (1/8 mile)

Average Block Length:

- Between 400 and 600 feet

Minimum Cul-de-sac Length:

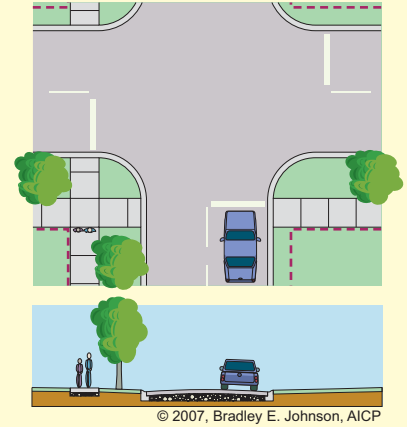
- Cul-de-sacs are not allowed

Maximum Cul-de-sac Length:

- Cul-de-sacs are not allowed

Sidewalks/Perimeter Paths:

- Sidewalks required on both sides of internal streets
- Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



Minimum ROW on Local Streets:

- 60 feet with one parking lane
- 62 feet with two parking lanes

Maximum Design Speed:

- 15 to 25 mph

Minimum Street Width:

- 30 feet

On-street Parking:

- Required on at least one side

Minimum Tree Plot Width:

- 7 feet in residential areas
- 0 feet in commercial areas

Minimum Sidewalk Width:

- per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (PQ)

- PQ-01 Page 7-4

Access Road Standards (AC)

- AC-01 Page 7-5

Alley Standards (AL)

- AL-02 Page 7-7
- AL-03 Page 7-8

Covenant Standards (CE)

- CE-01 Page 7-9

Dedication of Public Improv. Standards (DD)

- DD-01 Page 7-11

Development Name Standards (DN)

- DN-01 Page 7-12

Easement Standards (EA)

- EA-01 Page 7-13

Entryway Feature Standards (EF)

- EF-01 Page 7-22

Erosion Control Standards (EC)

- EC-01 Page 7-23

Lot Establishment Standards (LT)

- LT-01 Page 7-29

Mixed-use Development Standards (MU)

- MU-01 Page 7-31

Monument & Marker Standards (MM)

- MM-01 Page 7-32

Open Space Standards (OP)

- OP-01 Page 7-33
- OP-02 Page 7-36

Pedestrian Network Standards (PN)

- PN-01 Page 7-43
- PN-03 Page 7-45

Perimeter Landscaping Standards (PL)

- PL-01 Page 7-46
- PL-02 Page 7-46

Storm Water Standards (SM)

- SM-01 Page 7-48

Street & Right-of-way Standards (SR)

- SR-01 Page 7-55
- SR-03 Page 7-57
- SR-04 Page 7-58

Street Lighting Standards (SL)

- SL-01 Page 7-60

Street Name Standards (SN)

- SN-01 Page 7-61

Street Sign Standards (SS)

- SS-01 Page 7-62

Surety Standards (SY)

- SY-01 Page 7-63

Utility Standards (UT)

- UT-01 Page 7-64

Strip Commercial Subdivision (SC)

6.13 Strip Commercial Subdivision Intent

The Strip Commercial type of subdivision is intended to be used as follows:

Pedestrian Network:

- Safe movement to primary structures from public streets
- Perimeter paths along arterial streets

Vehicular Network:

- Efficient connectivity to adjacent parcels
- Use of frontage roads when necessary
- Minimal curb cuts

Site Feature Preservation:

- Strive to save existing tree stands

Landscaping:

- Significant along arterial and collector streets
- Canopy trees in common areas

6.14 Strip Commercial Subdivision Prerequisites

Prerequisite Base Zoning:

- CN, IN, OT, CM, or CH

Minimum Parent Tract:

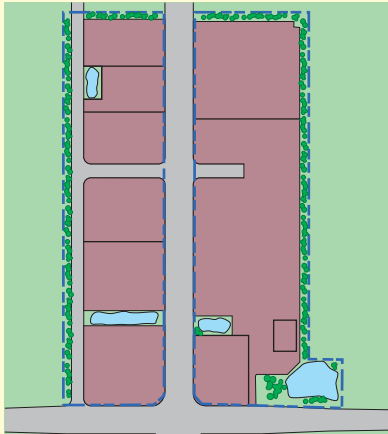
- 2 acres (87,120 square feet)

Maximum Parent Tract:

- None

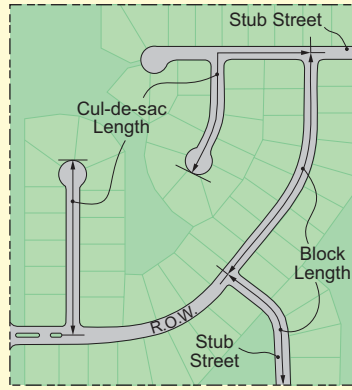
Strip Commercial Subdivision (SC)

6.15 Strip Commercial Subdivision Standards and Effect on Development Standards



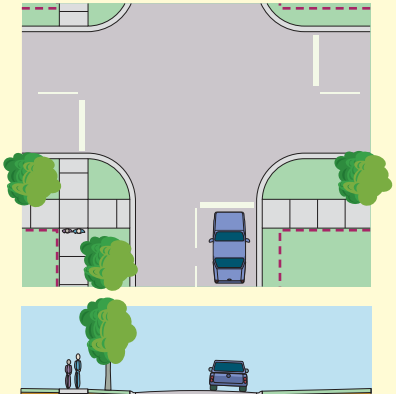
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- Minimum Perimeter Landscaping:**
- 30 feet along arterial or collector streets
 - 0 feet if abutting C1, C2 or C3 zoning
 - 20 feet along all other perimeters



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- Minimum Block Length:**
- Not applicable
- Maximum Block Length:**
- Not applicable
- Minimum Cul-de-sac Length:**
- Not applicable
- Maximum Cul-de-sac Length:**
- Not applicable
- Sidewalks/Perimeter Paths:**
- Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets
 - Sidewalks are required on at least one side of all internal streets, access roads and throat roads



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- Minimum ROW on Local Streets:**
- 60 feet
- Minimum Street Width:**
- 28 feet
- Minimum Tree Plot Width:**
- Not applicable
- Minimum Sidewalk Width:**
- per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (PQ) • PQ-01 Page 7-4 Access Road Standards (AC) • AC-02 Page 7-5 Alley Standards (AL) • AL-03 Page 7-8 Covenant Standards (CE) • CE-01 Page 7-9 Dedication of Public Improv. Standards (DD) • DD-01 Page 7-11 Development Name Standards (DN) • DN-01 Page 7-12 Easement Standards (EA) • EA-01 Page 7-13 Entryway Feature Standards (EF) • EF-01 Page 7-22 Erosion Control Standards (EC) • EC-01 Page 7-23 Lot Establishment Standards (LT) • LT-02 Page 7-29 Monument & Marker Standards (MM) • MM-01 Page 7-32 Open Space Standards (OP) • OP-01 Page 7-33 • OP-03 Page 7-40 Pedestrian Network Standards (PN) • PN-03 Page 7-45	Perimeter Landscaping Standards (PL) • PL-02 Page 7-46 Storm Water Standards (SM) • SM-01 Page 7-48 Street & Right-of-way Standards (SR) • SR-04 Page 7-58 Street Lighting Standards (SL) • SL-02 Page 7-60 Street Name Standards (SN) • SN-01 Page 7-61 Street Sign Standards (SS) • SS-01 Page 7-62 Surety Standards (SY) • SY-01 Page 7-63 Utility Standards (UT) • UT-01 Page 7-64
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6.16 Commercial District Subdivision Intent

The Commercial District type of subdivision is intended to be used as follows:

Pedestrian Network:

- Safe movement to primary structures from public streets
- Perimeter paths along arterial streets

Vehicular Network:

- Efficient connectivity to adjacent parcels
- Use of frontage roads when necessary
- Minimal curb cuts

Site Feature Preservation:

- Strive to save existing tree stands

Landscaping:

- Significant along arterial and collector streets
- Canopy trees in common areas

6.17 Commercial District Subdivision Prerequisites

Prerequisite Base Zoning:

- CN, IN, OT, CM, or CH

Minimum Parent Tract:

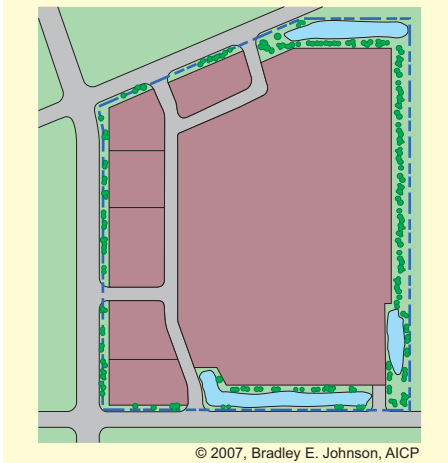
- 2 acres (87,120 square feet)

Maximum Parent Tract:

- None

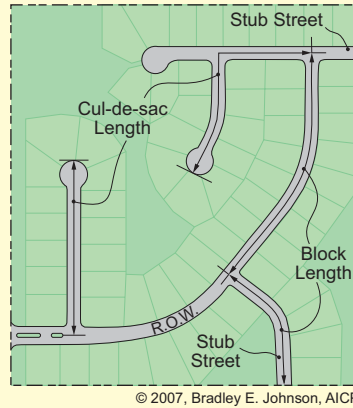
Commercial District Subdivision (CD)

6.18 Commercial District Subdivision Standards and Effect on Development Standards



Minimum Perimeter Landscaping:

- 30 feet along arterial or collector streets
- 0 feet if abutting C1, C2 or C3 zoning
- 25 feet along all other perimeters



Minimum Block Length:

- 140 feet

Maximum Block Length:

- 1,000 feet

Minimum Cul-de-sac Length:

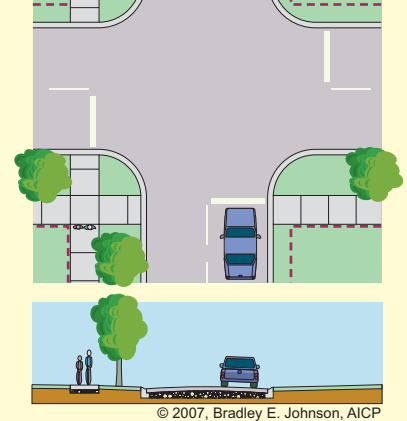
- Not applicable

Maximum Cul-de-sac Length:

- Not applicable

Sidewalks/Perimeter Paths:

- Sidewalks are required on at least one side of all internal streets, access roads and throat roads
- Perimeter paths and sidewalks required as per the Thoroughfare Plan on arterial and collector streets



Minimum ROW on Local Streets:

- 60 feet

Maximum Design Speed:

- 30 to 40 mph

Minimum Street Width:

- 28 feet

On-street Parking:

- Not permitted

Minimum Tree Plot Width:

- Not applicable

Minimum Sidewalk Width:

- per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (PQ)

- PQ-01 Page 7-4

Access Road Standards (AC)

- AC-02 Page 7-5

Alley Standards (AL)

- AL-03 Page 7-8

Covenant Standards (CE)

- CE-01 Page 7-9

Dedication of Public Improv. Standards (DD)

- DD-01 Page 7-11

Development Name Standards (DN)

- DN-01 Page 7-12

Easement Standards (EA)

- EA-01 Page 7-13

Entryway Feature Standards (EF)

- EF-01 Page 7-22

Erosion Control Standards (EC)

- EC-01 Page 7-23

Lot Establishment Standards (LT)

- LT-02 Page 7-29

Monument & Marker Standards (MM)

- MM-01 Page 7-32

Open Space Standards (OP)

- OP-01 Page 7-33

- OP-03 Page 7-40

Pedestrian Network Standards (PN)

- PN-03 Page 7-45

Perimeter Landscaping Standards (PL)

- PL-02 Page 7-46

Storm Water Standards (SM)

- SM-01 Page 7-48

Street & Right-of-way Standards (SR)

- SR-04 Page 7-58

Street Lighting Standards (SL)

- SL-02 Page 7-60

Street Name Standards (SN)

- SN-01 Page 7-61

Street Sign Standards (SS)

- SS-01 Page 7-62

Surety Standards (SY)

- SY-01 Page 7-63

Utility Standards (UT)

- UT-01 Page 7-64

Industrial Park Subdivision (IP)

6.19 Industrial Park Subdivision Intent

The Industrial Park type of subdivision is intended to be used as follows:

Pedestrian Network:

- Safe movement to primary structures from public streets
- Perimeter paths along arterial streets

Vehicular Network:

- Efficient connectivity to adjacent parcels
- Use of frontage roads when necessary
- Minimal curb cuts

Site Feature Preservation:

- Strive to save existing tree stands

Landscaping:

- Significant along arterial and collector streets
- Canopy trees in common areas

6.20 Industrial Park Subdivision Prerequisites

Prerequisite Base Zoning:

- I1, I2 or I3

Minimum Parent Tract:

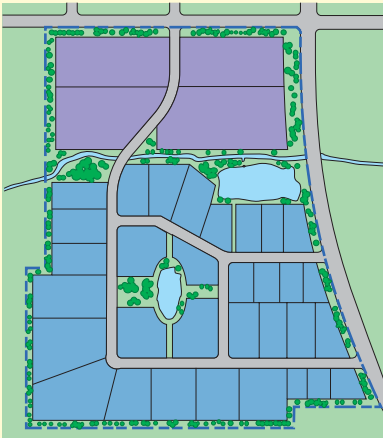
- 2 acres (87,120 square feet)

Maximum Parent Tract:

- None

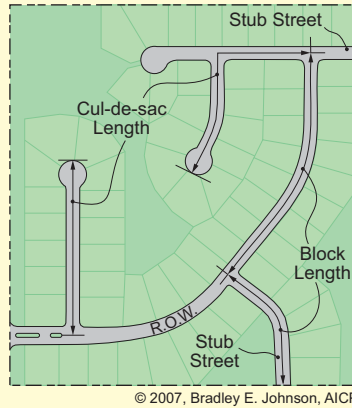
Industrial Park Subdivision (IP)

6.21 Industrial Park Subdivision Standards and Effect on Development Standards



Minimum Perimeter Landscaping:

- 35 feet along arterial or collector streets
- 0 feet if abutting C1, C2 or C3 zoning
- 30 feet along all other perimeters



Minimum Block Length:

- Not applicable

Maximum Block Length:

- Not applicable

Minimum Cul-de-sac Length:

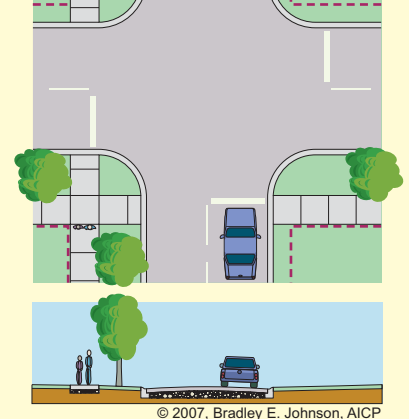
- Not applicable

Maximum Cul-de-sac Length:

- Not applicable

Sidewalks/Perimeter Paths:

- Perimeter paths and/or sidewalks required as per the Thoroughfare Plan on arterial and collector streets



Minimum ROW on Local Streets:

- 60 feet

Maximum Design Speed:

- 30 to 40 mph

Minimum Street Width:

- 32 feet

On-Street Parking:

- Not permitted

Minimum Tree Plot Width:

- Not applicable

Minimum Sidewalk Width:

- per Thoroughfare Plan

Additional Design Standards that Apply

Prerequisite Standards (PQ)

- PQ-01 Page 7-4

Access Road Standards (AC)

- AC-02 Page 7-5

Alley Standards (AL)

- AL-03 Page 7-8

Covenant Standards (CE)

- CE-01 Page 7-9

Dedication of Public Improv. Standards (DD)

- DD-01 Page 7-11

Development Name Standards (DN)

- DN-01 Page 7-12

Easement Standards (EA)

- EA-01 Page 7-13

Entryway Feature Standards (EF)

- EF-01 Page 7-22

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Lot Establishment Standards (LT)

- LT-02 Page 7-29

Monument & Marker Standards (MM)

- MM-01 Page 7-32

Open Space Standards (OP)

- OP-01 Page 7-33

- OP-03 Page 7-40

Pedestrian Network Standards (PN)

- PN-03 Page 7-45

Perimeter Landscaping Standards (PL)

- PL-02 Page 7-46

Storm Water Standards (SM)

- SM-01 Page 7-48

Street & Right-of-way Standards (SR)

- SR-04 Page 7-58

Street Lighting Standards (SL)

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Street Name Standards (SN)

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Street Sign Standards (SS)

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Surety Standards (SY)

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Utility Standards (UT)

- UT-01 Page 7-64

