

APPENDIX C: BASIC REQUIREMENTS BY ZONING DISTRICT

TABLE C-1 BASIC REQUIREMENTS BY ZONING DISTRICT

ZONING DISTRICTS	MINIMUM LOT				MINIMUM REQUIRED SETBACK (ft) 'K'				MINIMUM INTERIOR AND EXTERIOR SETBACKS (ft) 'K'				MAX. HEIGHT OF STRUCTURE			OTHER REQUIREMENTS			MIN. LIVING AREA (sq ft)		
	LAND USE	AREA (sq. ft)	FRONT-AGE 'N'	WIDTH (ft)	FRONT		SIDE		EXT. FRONT 'P, Q'	EXT. SIDE 'R, S'	EXT. REAR 'Q, P'	ALL INT. 'Q, P, R, S'	PRE-CIPAL 'L'	ACCESSORY 'I'	MAX. FLOOR AREA RATIO	MIN. FLOOR AREA (sq ft)	MAX. LOT COVERAGE (%)	TWO-STORY	ALL OTHER	BI-LEVEL	
					'O, P'	'R, S'	'R, S'	'O, P'													
R-1	One-family	20,000 'M'	25	110 'N'	40	5	20	40	50	*	*	*	'V'	'W'	*	*	2200	1800	2200	*	
	Other permitted 1 - 1.5 stories	20,000	25	150	50	15	35	50	50	*	*	*	'V'	'W'	*	*	*	*	*	*	*
	Other permitted 2 - 2.5 stories	20,000	25	150	50	18	40	50	50	*	*	*	'V'	'W'	*	*	*	*	*	*	*
	One-family	12,000 'M'	25	80	30	5	18	30	35	*	*	*	'V'	'W'	*	*	1800	1600	1800	*	*
R-2	Two-family	15,000	25	100	30	5	18	30	35	*	*	*	'V'	'W'	*	*	1000 w/ beam	1100 w/o beam	*	*	*
	Other permitted 1 - 1.5 stories	15,000	25	120	35	12	28	35	35	*	*	*	'V'	'W'	*	*	*	*	*	*	*
	Other permitted 2 - 2.5 stories	15,000	25	120	35	16	35	35	35	*	*	*	'V'	'W'	*	*	*	*	*	*	*
	One-family	8,000 'M'	25	70	30	5	16	30	35	*	*	*	'V'	'W'	*	*	1650	1500	1650	*	*
R-3	Two-family	12,000	25	90	30	5	16	30	35	*	*	*	'V'	'W'	*	*	1000 w/ beam	1100 w/o beam	*	*	*
	Other permitted 1 - 1.5 stories	14,000	25	120	35	12	28	35	35	*	*	*	'V'	'W'	*	*	*	*	*	*	*
	Other permitted 2 - 2.5 stories	14,000	25	120	35	16	35	35	35	*	*	*	'V'	'W'	*	*	*	*	*	*	*
	Permitted uses 1 - 1.5 stories and 2 - 2.5 stories	Two acres and 3,500 sq ft.	25	*	*	*	*	*	*	*	25	10	40	D.P.	'D'	'E'	*	*	*	*	D.P.
RF-3	Permitted uses 3 - 3.5 stories	Per dwelling unit	25	*	*	*	*	*	*	30	12	40	D.P.	'D'	'E'	*	*	*	*	D.P.	D.P.
	Permitted uses 4 + stories	'C' 'M'	25	*	*	*	*	*	*	35	14	40	D.P.	'D'	'E'	*	*	*	*	D.P.	D.P.
										'A'	'B'	'B'	D.P.	'D'	'E'	*	*	*	*	D.P.	D.P.
										'A'	'B'	'B'	D.P.	'D'	'E'	*	*	*	*	D.P.	D.P.

KEY: 'A' (Letter) = See Endnotes D.P. = Per Approved Development Plan \* = Does Not Apply

Forest Park - Land Usage

ZONING DISTRICTS	LAND USE	MINIMUM LOT			MINIMUM REQUIRED SETBACK (ft) 'K'				MINIMUM INTERIOR AND EXTERIOR SETBACKS (ft) 'K'				MAX. HEIGHT OF STRUCTURE			OTHER REQUIREMENTS				MIN. LIVING AREA (sq ft) 'K'	
		AREA (sq. ft)	FRONT-AGE 'N'	WIDTH (ft)	FRONT 'Q, P'	SIDE		REAR 'Q, P'	EXT. FRONT 'Q, P'	EXT. SIDE 'Q, R, S'	EXT. REAR 'Q, P, Q'	ALL INT.	PRINCIPAL 'L'	ACCESSORY 'L'	MAX. FLOOR AREA RATIO	MIN. FLOOR AREA (sq ft)	MAX. LOT COVERAGE (%)	TWO-STORY	ALL OTHER		
						ONE SIDE 'R, S'	COH-BINED TO STR 'Q'													EXT. FRONT 'Q, P'	EXT. SIDE 'Q, R, S'
	Permitted uses R-PUD-5	10 acres 'C'	25	*	*	*	*	*	*	*	*	*	*	0.2	1000	*	D.P.	D.P.			
R-PUD	Permitted uses R-PUD-14	10 acres 'C'	25	*	*	*	*	*	*	*	*	*	*	0.459	800	*	D.P.	D.P.			
	Permitted uses R-PUD-30	10 acres 'C'	25	*	*	*	*	*	*	*	*	*	*	0.857	600	*	D.P.	D.P.			
SO	Permitted uses 'C'	1 acre	25	D.P.	D.P.	D.P.	D.P.	D.P.	35	'U'	25	D.P.	D.P.	D.P.	D.P.	*	D.P.	*			
O	Permitted uses	12,000	25	100	35 'G'	15 'C'	40 'G'	35 'G'	25	*	*	*	'D'	*	*	40 'F'	*	*			
PB	Permitted uses 'C'	5 acres	25	*	*	*	*	*	50	50	50	D.P.	D.P.	D.P.	*	20	*	*			
HS	Permitted uses	10,000	25	100	50 'H'	15 'H'	30 'H'	50 'H'	50	*	*	*	None	*	*	45	*	*			
M	Permitted uses 'I'	20,000	25	100	50 'J'	15 'J'	30 'J'	50 'J'	0	*	*	*	'D'	*	*	45 'F'	*	*			
IP	Permitted uses	1 acre	25	100	50 'J'	15 'J'	30 'J'	50 'J'	15	*	*	*	'D'	*	*	*	*	*			
SFA-1	Permitted uses	D.P.	25	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.			
SFA-2	Permitted uses	D.P.	25	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.	D.P.			

KEY: 'A' (Letter) = See Endnotes D.P. = Per Approved Development Plan \* = Does Not Apply