

§ 156.035 DISTRICT REGULATIONS.

No lot or yard shall be established in any district that does not meet the minimum requirements set forth in the following table. No building or structure shall be erected or enlarged to exceed these regulations, except as elsewhere provided in these regulations.

Zoning Districts	Lot Area Minimum	Lot Width at Front	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exter	Re	Height Maximum
						Adj. Res. District	Adj. Non-Res. District			
A-1 Agriculture	5 acres	150'	30% including accessory building		50'	25'	25'	25'	50'	35'
R-1 Single-Family Residential	8,400 sq. ft.	70'	30%	None	30' including double frontage	5 ^c	5 ^c	15'	20'	35'
R-2 Two-Family Residential	6,000 sq. ft. (single-family dwellings)	60'	35%	None	25' including double frontage	5 ^c	5 ^c	15'	20'	35'

Zoning Districts	Lot Area Minimum	Lot Width at Front	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exter	Re	Height Maximum
						Adj. Res. District	Adj. Non-Res. District			
	8,000 sq. ft. + (duplex and two-family dwellings)	80'	35%	None	25' including double frontage	5 ^c	5 ^c	15'	20'	35'
R-3 General Residential (F)	6,000 sq. ft. (single-family dwellings)	50'	50%	None	25' including double frontage	5 ^c	5 ^c	15'	20'	35'
	8,000 sq. ft. + (duplex and two-family dwellings)	70'	50%	None	25' including double frontage	5 ^c	5 ^c	15'	20'	35'

Durant - Land Usage

Zoning Districts	Lot Area Minimum	Lot Width at Front	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exter	Re	Height Maximum
						Adj. Res. District	Adj. Non-Res. District			
	8,000 sq. ft. + 1,200 sq. ft./unit over 2 (all other developments)	80'	50%	75%	25' including double frontage	15 ^{1C} or 1'1/1' ht.	15 ^{1C} or 1'1/1' ht.	15'	20'	35'
R-4 Manufactured Homes	See regulations									
C-O Professional and Business Office	10,000 sq. ft.	70'	75%	None	53'	10'	10'	35'	10'	35'
C-1 Convenience Commercial	12,000 sq. ft.	100'	50%		50'	10'	1'1/1' ht.	15'	20'	35'

Zoning Districts	Lot Area Minimum	Lot Width at Front	Building Coverage (%)	Impervious Coverage (%)	Front (B)	Yards Min. Setback Side Interior		Exter	Re	Height Maximum
						Adj. Res. District	Adj. Non-Res. District			
C-2 Highway Commercial and Commercial Recreation	10,000 sq. ft.	100'	70%		25'	1 1/1' ht.	10'	15'	20'	45'
C-3 General Commercial	8,000 sq. ft.	80'	None		25'	1 1/1' ht.	10'	15'	20'	35'
Central Business (CBD)	None	None	None		None	1 1/1' ht.	None	None	None	None
Central Business (CBD)	None	None	None		None	1 1/1' ht.	None	None	None	None
I-1 Light Industrial	None	None	60%	90%	35'	1 1/1' ht.	10'	15'	20'	None
I-2 Medium Industrial	None	None	60%	90%	30'	1 1/1' ht.	10'	15'	20'	None
H-1 Health Facilities	None	None	None		25'	1 1/1' _E ht.	10	15 ^E	20 ^E	25 ^E

Notes:

- A For any wedge-shaped lot the required frontage shall be measured at the building line.
- B Front yard setbacks measured from street right-of-way.
- C For buildings of more than one story, the minimum width of the side yard on all lots shall be not less than 10 feet. On a lot where the principal use is a nonresidential building there shall be a side yard of not less than one-half the height of the building but in no case less than 15 feet.
- D If 25% or more of the lots on one side of the street between two intersection streets are improved with buildings all of which have observed an average setback line less than 35 feet, and no building varies more than 5 feet from this average setback, then a building may be erected on the average setback line so established by the existing buildings.
- E A building or structure may exceed the maximum height regulations by adding one foot onto the required front, side, and rear yards for each two feet of additional height.