

CHART 1 Mount Horeb Lot, Yard, and Building Requirements(Am. #2000-05; #2006-08; #2006-23; #2007-01; #2008-02; 2009-18; #2013-10; #2016-01; #2018-08; #2018-11)

	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.) (at front setback line)	Min. Street Frontage at Right-of-Way (ft.)	Max. Building Height (ft.)/Size	Max. Impervious Surface (%)	Principal Building Min. Front Yard (ft.)	Principal Building Min. Side Yard (ft.)	Principal Building Min. Rear Yard (ft.)	Accessory Building Max. Height (ft.)	Accessory Building Min. Distance from Side Lot Line (ft.)	Accessory Building Min. Distance from Rear Lot Line (ft.)	Design Review Required
Old Village Area R-1 & R-2 17.73	10,000	75	50/40	35/2.5 stories	40	30	8 min./16 combined ²	30	15 ¹³	3	5 ¹¹	No
R-1	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./20 combined ²	40	15 ¹³	5	5 ¹¹	No
R-2 (single family, 2-flats, duplex)	10,000	75	50/40 ¹	35/2.5 stories	40	30	8 min./20 combined ²	35	15 ¹³	5	5 ¹¹	No
R-2 (zero lot line)	10,000 ³	Total of 75/Min. 25 per individual dwelling	Total of 50/40 Min. 20/15 per individual dwelling ¹	35/2.5 stories	65	30	0/8 ⁴	35	15 ¹³	5	5 ¹¹	No
R-3	See footnote #5	75	50/40 ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes
R-3 (townhouses/ zero lot line)	See footnote #6	Total of 75/Min. 20 per individual dwelling	Total of 50/40 Min. 20/15 per individual dwelling ¹	35/2.5 stories	40	30	0/8 ⁴	25	15	5	5 ¹¹	Yes
R-4	See footnote #5	Total of 75/Min. 20 per individual dwelling	Total of 50/40 Min. 20/15 per individual dwelling ¹	35/2.5 stories	40	30	15	25	15	5	5 ¹¹	Yes
MSB	2,400	24	50/40 ¹	N/A	90	As existing as of January 1, 2009	8 ⁴	20 ¹⁰	15 ¹³	5	5	Yes
NB	10,000	75	50/40 ¹	35/5,000 s.f. for ground floor	60	20	8 min./20 combined ²	25	15	5	5	Yes
PB⁷	20,000	75	50/40 ¹	45/See Group Developments	75	20	10	25	15	5	5	Yes
CB	2,000	24	N/A	50 max./20 min.	N/A	N/A	N/A	N/A	15	5	5	Yes
PO	20,000	75	50/40 ¹	45/See Group Developments	75	20	10	25	15	5	5	Yes
I-1	20,000	100	50/40 ¹	35	60	10	30	20	60	10	10	Yes
I-2	40,000	100	50/40 ¹	35	60	10	30	20	60	10	10	Yes
PI	40,000	100	50/40 ¹	50	75	25 ⁹	15/30 ¹²	30	60	3 ¹¹	3 ¹¹	Yes
A-1	5 acres ⁸	200	50/40 ¹	35/2.5 stories	N/A	30	30	30	100	45	45	No
CO-1	N/A	N/A	50/40 ¹	35	N/A	30	30	30	60	10	10	Yes
PD-1	3 acres ⁸	SEE PD-1 FOR REGULATIONS DETERMINATION										

¹Minimum street frontage of 50 feet on a regular street, and 40 feet for a cul de sac. For individual attached dwellings a minimum of 20 feet on a regular street and 15 feet on a cul de sac applies.

²For corner lots, the side yard adjacent to the street shall not be less than 30 feet for residential properties and 20 feet for commercial properties

³Total of 10,000 square feet before the structure is divided and then lots must be a minimum of 4,000 square feet.

⁴The lot line adjacent to a common wall shall be 0 feet from side yard.

⁵For multifamily dwelling units, the following minimum square footage of lot area applies:

Efficiency and 1 bedroom—1,800 s.f.

2 bedroom units—2,900 s.f.

3 bedroom units—3,200 s.f.

4 or more bedroom units—4,300 s.f.

The minimum lot area for single family and two-family shall be the same as in the R-2 District.

⁶For townhomes split into individual attached dwellings, the minimum lot area shall be equivalent to the formula for all multifamily dwellings, above, and the minimum lot width shall be 20 feet for interior units and 30 feet for end units.

⁷Shopping centers require a minimum area of 3 acres, a minimum street frontage of 400 feet, a minimum 100 foot front yard setback, a minimum of 40 foot rear yard setback, and a minimum of 40 foot side yard setback.

⁸For residential use only.

⁹Minimum 40 foot front yard setback for a lot adjacent to a street with an officially mapped right-of-way equal to or exceeding 100 feet.

¹⁰Minimum of 20 feet from a nonresidential rear lot line and a minimum of 30 feet from a residential rear lot line.

¹¹Minimum of 10 feet from an alley.

¹²Minimum of 30 feet setback from residential side lot line, and 15 feet from nonresidential side lot line.

¹³ Excess of 15 feet in height by Conditional Use Permit process only

NOTES:

Accessory buildings are not permitted to encroach upon any easement and are not permitted in the front yard except in zoning district A-1 with an 80 foot setback required.

For properties adjacent to a limited access highway or the Military Ridge Trail right-of-way, where extra lot depth has been provided in accordance with Ch. 18.40(3)(a) of this Code and the same is noted on the plat, the 30 feet immediately adjacent to such highway or right-of-way shall not be counted to meet any minimum side or rear yard requirement.