

Sec. 93-22.1-1 Chart of Dimensional Requirements

City of Hapeville
Article 22.1 Dimensional Requirements

								Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Bed & Bath Req.	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
R-O	Single-Family Detached	60	10,000	10,000	3br/2bth	1,600	40	30	30	8	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25		
R-1	Single-Family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25	2 DU	1
R-2	Single-Family Detached	60	8,500	8,500	3br/2bth	1,400	40	15	15	6	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	5	25	2 DU	1
	Two-Family Attached - Duplex		8,500	4,250	3br/2bth	1,400	60	15	15	10	20	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25		2
R-3															
	Single-Family Detached	60	8,500	8,500	3br/2bth	1,600	40	15	15	5	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25		1
	Single-Family Attached - Duplex	60	8,500	4,250	3br/2bth	1,400	60	15	15	10	20	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25		2
R-4	Single-Family Attached - Patio/Townhomes	60	10,000	2,500	3br/2bth	1,400	60	15	15	5	0	2 1/2	35	2 DU	a
	Accessory Structure(s)									5	5	2	25		4
	Single-Family Detached	60	8,500	8,500	3br/2bth	1,400	60	15	15	8	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25		1
	Two-Family Attached - Duplex	60	8,500	4,250	3br/2bth	1,400	60	15	15	5	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25		2
R-5	Single-Family Attached - Patio/Townhomes	60	10,000	2,500	3br/2bth	1,400	60	15	15	5	20	21/2	35	2 DU	a
	Accessory Structure(s)									5	5	2	25		4
	Multifamily - 2 Stories or Less	100	10,000	3,000		730	50	20	20	10	25	2	30	2 DU	20
	Accessory Structure(s)									5	5	2	25		1
	Multifamily - 2 Stories or More	200	5 acres	3,000		730	50	20	20	10	25	4	40b	2 DU	20
	Accessory Structure(s)									5	5	2	25		1

[illegible]

Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/DU Square Feet	Bed & Bath Req.	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minimum Front Yard		Minimum		Maximum		Min. Parking Spaces	Max. Unit Per Bldg. Lot
								Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet		
RMU	Single-Family Detached	30	2,400	m		1,600	100	0/15	0/15	0	0	2 1/2	35	1.5 DU	1
	Accessory Structure(s)									0	0	2	25		1
	Single-Family Attached - Duplex	30	2,400	m	2br/2bth	1,400	100	0/15	0/15	0	0	2 1/2	35	1 DU	2
	Single-Family Attached - Patio/Townhomes and Live-Work unit	20	1,200	m	2/br/2bth	1,400	100	0/15	0/15	0	0	3	45	1 DU, h	a
	Accessory Structure(s)									0	0	2	25		
	Multi-family - Condominium	20	2,000	m	1br/1bth	600	100	0/15	0/15	0	0	6b	m	1 DU	
	Non-Residential	20	2,000				100	0/15	0/15	0	0	6b	96	d,e,i,j,k	

- a. Single family attached patio/townhomes cannot have more than 8 units per building and no less than 4 units attached.
- b. Buildings over 40 feet in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.
- c. One (1) parking space for every 200 square feet of enclosed commercial floor area.
- d. One (1) parking space for every unit in a hospital, hotel, motel, boardinghouse, or similar establishment. One (1) off-street loading space for every 10,000 square feet of building.
- e. One (1) parking space for every three (3) seats in an auditorium, church, theater, or similar establishment.
- f. One (1) parking space for every two (2) employees on the largest shift of any industrial uses or similar establishment.
- g. Buildings over 4 stories or 64 feet in height must be approved by the Planning Commission and the fire chief to insure that fire safety standards are met. One (1) off-street loading space for every
- h. All live-work units shall provide a total of three (3) parking spaces per dwelling unit, one (1) of which may be provided in adjacent on-street parking.
- i. Three (3) parking spaces for every 1,000 square feet of enclosed commercial/office floor area.
- j. One (1) parking space for every three (3) seats in an auditorium, church, theater, or similar establishment.
- k. Three (3) parking spaces for every 1,000 square feet of enclosed restaurant floor area; and three (3) parking spaces for every 1,000 square feet of unenclosed restaurant floor area when such floor area
- m. Reference Section Sec. 93-11.5-3(18) Residential density limitations