City of Hapeville Article 22.1 Dimensional Requirements

								Minimum	Minimum		Maxim	num			
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		Maj. Arterial	Side		Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
	Single-Family Detached	60	10,000	10,000	3br/2bth	1,600	40	30	30	8	25	2 1/2	35	2 DU	1
R-O	Accessory Structure(s)									5	5	2	25		
	Single-Family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2 1/2	35	2 DU	1
R-1	Accessory Structure(s)									5	5	2	25	2 DU	1
	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
R-2															
	Two-Family Attached - Duple:		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
	<u> </u>									_					
	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
	Cinale Femily Attached Dunley		0.500	4.050	0h =/0h #h	4 400	60	45	45	40	00	0.4/0	25	0.011	4
Б 2	Single-Family Attached - Dupley	60	8,500	4,250	3br/2bth	1,400	60	15	15	10	20	2 1/2	35	2 DU	1
R-3	Accessory Structure(s)									5	5	2	25		2
-	Single-Family Attached -														
	Patio/Townhomes	60	10.000	2.500	3br/2bth	1,400	60	45	4.5	5	0	0.4/0	25	2 DII	
	Accessory Structure(s)	60	10,000	2,500	301/2011	1,400	60	15	15	5	5	2 1/2	35 25	2 DU	а 4
-	Accessory Structure(s)									3			23		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)	00	0,000	0,500	301/2011	1,400	00	13	10	5	5	2	25	2 00	1
	Accessory Ciraciane(s)									3	3		20		
-	Two-Family Attached - Duple:	60	8,500	4,250	3br/2bth	1,400	60	15	15	5	25	2 1/2	35	2 DU	1
	Accessory Structure(s)	00	0,000	1,200	001/2011	1,100	00		10	5	5	2	25	230	2
•											Ů	_			_
•	Single-Family Attached -														
	Patio/Townhomes	60	10,000	2,500	3br/2bth	1,400	60	15	15	5	20	21/2	35	2 DU	а
R-4	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
	Single-Family Detached	40	4,000	4,000	3br/2bth	1,600	70	15	15	5	20	2 1/2		2DU	1
	Accessory Structure(s)									5	5	2	25		1
R-5	Single-Family Attached - 4 to 8														
	Units	40	10,000	2,500	3br/2bth	1,400	70	15	15	5	1 0	2 1/2	35	2DU	а
	Accessory Structure(s)								15	5	5	25			4

								Minimum	Minimum		num Maximum		1		
Zoning District		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
	Single-Family Detached	40	4,000	4,000	3br/2bth	1,600	70	15	15	5	20	2 1/2	35	2 DU	1
R-SF	Accessory Structure(s)									5	5	2	25		1
	Single-Family Detached	40	4,000	4,000	3br/2bth	1,400	40	15	15	5	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2	25		1
	Single-Family Attached - Dupley	40	4,000	2,000	3br/2bth	1,400	50	15	15	5	20	2 1/2	35	2 DU	1
R-I	Accessory Structure(s)									5	5	2	25		2
	Single-Family Attached				05 (01.1					_					
	Patio/Townhomes	40	10,000	2,500	3Br/2bth	1,200	60	15	15	5	10	2 1/2	35 25	2 DU	a
	Accessory Structure(s)									5	5	2	25		4
	Single-Family Detached	50	4,000	4,000	3br/2bth	1,600	70	15	15	5	20	2 1/2	35	2DU	1
	Accessory Structure(s)	50	4,000	4,000	301/2011	1,000	70	15	15	5	5	2 1/2	25	200	1
	Accessory Structure(s)									3	5		23		
	Single-Family Attached - 4 to 8														
	Units	50	10,000	2,500	3br/2bth	1,500	70	15	15	5	20	2 1/2	35	2DU	а
	Accessory Structure(s)	- 00	10,000	2,000	ODI/ZDIII	1,000	10		10	5	5	2	25	200	4
V											Ů	_			
	Condominiums	200	43,560	2,500	3br/2bth	1,400	70	15	15	10	25		40b	2DU	12
	Accessory Structure(s) -			·											
	Conditional									5	5	2	25		conditional
	Non-Residentia	50	10,000	10,000		1,000	70	15	15	15	25		40b	c,d,e	N/A
	Single-Family Detached	60	8,500	8,500	3br/2bth	1,600	40	15	15	8	25	2 1/2	35	2 DU	1
	Accessory Structure(s)									5	5	2 1/2	25		1
	Two-Family Attached - Duple:	00	0.500	4.050	0h =/0h th	4 400	40	45	15		00	0.4/0	35	0 DII	4
	Two-Family Attached - Duple:	60	8,500	4,250	3br/2bth	1,400	40	15	15	6	20	2 1/2	35	2 DU	1
	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	а
	T dilo/ Townhomes	- 00	10,000	2,000	ODI/ZDIII	1,400	00	10	10	-	•	2 1/2	00	200	u
C-R	Multifamily - 2 Stories or Less	100	30,000	3,000		480	50	15	15	10	25	2	35	2 DU	1
												_			-
	Non-residential with floor areas														
	not exceeding 6,000 st	100	8,500			1,000	60	15	15	15	25	2 1/2	40b	c,d,e	
	Non-residential with floor areas in														
	exceeding 6,000 sf	200	5 acres	1,000		500	50	15	15	15	25		40b	c,d,e	
	<u> </u>														

								Minimum Front Yard Minimum			mum	Maxim	num		
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		Maj. Arterial			Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
	Non-Residentia	,			•	•	80	15	15	0	0		40b	c,e	
C-1	1 3111 13													.,.	
C-2	Non-Residentia						80	15	15	0	0		40b	c,d,e	
D-D	Non-Residentia						80	15	15	0	0		40b	c,e	
I-1	Light Industria						80	20	20	10	20		40b	c,d,e,f	
I-2	Heavy Industria						80	20	20	10	20		40b	c,d,e,f	
	Single-Family Detached Accessory Structure(s)	60	8,500	8,500		1,600	40	15	15	8 5	25 5	2 1/2	35 25	2 DU	1
	Single-Family Attached - Duples Single-Family Attached -	60	8,500	4,250	3br/2bth	1,400	60	15	15	5	20	2 1/2	35	2 DU	2
	Patio/Townhomes Accessory Structure(s)	60	10,000	2,500	3br/2bth	1,400	60	15	15	5 5	20 5	2 1/2	35 25	2 DU	a 1
N-C	Multifamily - 2 Stories or Less	100	10,000	3,000	2br/2bth	480	50	20	20	10	25	2	35	2 DU	20
	Multifamily - 3 Stories or Greate	125	10,000	3,000	2br/2bth	730	50	20	20	10	25	4	40b	2 DU	30
	Non-Residentia	100	8,500			1,000	60	15	15	15	25	4	40b	c,d,e,f	
	Single-Family Detached Accessory Structure(s)	30	2,400			1,600	90	0/15	0/15	0	0	2 1/2	35 25	1.5 DU	1
	Accessory Structure(s)									U	U	2	20		I
	Single-Family Attached - Duples Single-Family Attached -		2,400		2br/2bth	1,400	90	0/15	0/15	0	0	2 1/2	35	1 DU	2
UV	Patio/Townhomes and Live-Work unit		1,200		2/br/2bth	1,400	90	0/15	0/15	0	0	3	45	1 DU, h	а
	Accessory Structure(s)									0	0	2	25		
	Multi-family	20	2,000		1br/1bth	600	90	0/15	0/15	0	0	4g	64g	1 DU	
	Non-Residentia	20	2,000				90	0/15	0/15	0	0	4g	64g	d,e,i,j,k	

								Minimum	Minimum Front Yard		mum	Maximum			
Zoning District		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		Min. Parking Spaces	Max. Unit Per Bldg. Lot
	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 - Duple	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 -														
RMU	Patio/Townhomes and Live-Work														
T.IIIO	unit		1,200	m	2/br/2bth	1,400	100	0/15	0/15	0	0	3	45	1 DU, h	а
	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-Residentia	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 insurance 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 m. Reference Section Sec. 93-11.5-3(18) Residential density limitations