

Zoning Dimensional Requirements Table

This table provides an overview of the basic dimensional requirements for each zoning district. Additional requirements may apply. For more specific details and qualifications, please refer to the applicable district requirements as specified in the Hokes Bluff Zoning Ordinance.

Zoning District	Minimum Development Site Size (Acres)	Minimum Lot Size in Square Feet For 1st Unit ¹ [Square Feet for each additional unit]	Minimum Lot Width ² (Feet)	Minimum Yard Requirements (Feet)				Maximum Structure Height		Maximum Impervious Surface Area (% of total lot area)	Minimum Dwelling Unit Floor Area (Square Feet)	Minimum Dwelling Roof Pitch
				Front Yard ³ (From R.O.W. Line)		Side Yard	Rear Yard	Feet	Stories			
				Major Streets	Minor Streets							
AG	N/A	43,560	250	45	30	15	40	45	2.5	10% ⁴	800	3:12
RT	N/A	21,780	125	45	30	15	40	45	2.5	15% ⁵	800	3:12
R-1	N/A	15,000	85	45	30	15	40	45	2.5	20%	1,300	3:12
R-2	N/A	12,500	85	45	30	10	30	45	2.5	20%	1,000 ⁶	3:12
R-3	25,000 ⁷	10,500 [2,000]	100	45	35	10	30	45	3	25%	850	3:12
MHP	3	5,000	50	20	20	10	10	25	2	35%	320	3:12
B-1	N/A	N/A	N/A	45	30	15	25	35	2.5	35%	850	3:12
B-2	N/A	N/A	N/A	45	45	15	25	45	3	50%	N/A	N/A
LM	N/A	N/A	N/A	45	45	40	40	45	3	40%	N/A	N/A
FHA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	25%	N/A	N/A
PUD	5	N/A	N/A	40	40	15	15	45	N/A	25%	N/A	N/A

NOTE: Standards shown are for principal uses in each district. Lessor standards may apply to other uses. Please consult the Zoning Ordinance for additional detailed requirements.

- 1 Additional area may be required by the Health Department for the proper siting of on-site sewage treatment facilities.
- 2 All lots must comply with the minimum lot width to length ratio specified in Article III, Section 5.4.
- 3 Additional setback requirements may apply. Please refer to Article III, Section 7 for details.
- 4 For lots under three acres in area. Maximum impervious surface area decreases for larger lots. Please see Article V, Section 5.3 for details.
- 5 For lots under one acre in area. Maximum impervious surface area decreases for larger lots. Please see Article V, Section 6.4 for details.
- 6 For single family dwellings. For two family dwellings, the minimum dwelling unit floor area is 900 square feet per unit.
- 7 Square Feet (for multi-family developments only).