

Chapter 19 Schedule of Regulations

19.01 **Schedule of Regulations:** All buildings, uses, and parcels of land shall comply with the dimensional standards set forth in the table below. Exceptions to the standards for each zoning district are provided in the footnotes following the table.

Zoning District	Lot Regulations (j)		Minimum Setbacks ft.				Structure Regulations		
	Minimum Lot Area sq. ft.	Minimum Lot Width ft	Front Yard (a)	Side Yard		Rear Yard	Maximum Building Height		Minimum Dwelling Unit Floor Area sq. ft.
				Least One	Total of Two		Stories	Height ft.	
R-1 Chapter 6	9600	80 (d)	50 (b)	5 (a,c,d)	20	35 (c)	2½	35	1,200
R-2 Chapter 7									
SF ¹ dwelling	10,000	30 (e)	35 (b)	5 (a,c)	15	30 (c)	2½	35	1,200
Duplex	12,000	35 (e)							720
R-3 Chapter 8									
SF ¹ dwelling	5,000	25 (g)							1,200
Duplex	10,000	30 (g)	30 (b)	5	15	25	2½	45 (f)	720
Each additional du ²	10,000 plus 2,500 per du ²	60							720
Other allowable uses	10,000	60							
RR Chapter 9	87,120	80 (d)	50 (b)	5 (a,c,d)	20	35 (c)	2½	35	1,200
NB Chapter 10	9,600	80 (a)							
M-1 Chapter 11	43,560								
DC Chapter 12							3	35	
SF ¹ dwelling	10,000	30	35 (b)	5 (a,c)	15	30 (a,c)			1,200
Non-residential	--	--	(k)	(i)	(i)	(i)			--
DS Chapter 13							3	35	
SF ¹ dwelling	10,000	30	35 (b)	5 (a,c)	15	30 (a,c,l)			1,200
Non-residential	--	--	20	5 (i)	10 (i)	(l)			

¹ SF= Single family

² du = dwelling unit

19.02 Footnotes to the Schedule of Regulations:

- (a) **Front Yard Requirements.** All yards abutting upon a public street shall be considered as front yards for setback purposes.
- 1) On a residential lot with more than one front yard, the minimum side yard shall be five feet on any side, if any, not fronting on a street.
 - 2) For lots with three front yards, the minimum side yard shall be five feet, if any, not fronting on a street.
- (b) **Front Yard Exception.** No front yard depth shall be required to exceed the average of the minimum depths of existing front yards of the lots adjacent on each side if such lots are within the same block and within 100 feet of a building.
- (c) **Accessory building setbacks.** All accessory buildings must be setback five feet from the side and rear lot lines.
- (d) **Area and Width for Large Lots in the R-1/RR District.** Lots of five acres or more on which a dwelling is to be built shall have a minimum frontage of 250 feet and a minimum side yard of 75 feet.
- (e) **Minimum width at the building line in the R-2 district.**
1. Single family Dwelling 60 feet
 2. Duplex 70 feet
- (f) **Height Requirements.** Every foot over 45 feet, the front, side, and rear yards shall be increased by one foot.
- (g) **Minimum width at the building line in the R-3 district.**
1. Single-family dwelling 50 feet
 2. Duplex 60 feet
- (h) **Rear year setback for NB district.**
1. Adjoining residential zone 15 feet
 2. Adjoining non-residential zone 10 feet
- (i) **Adjoining a Residential Zone.** If a lot adjoins a residential zone the side yard minimum shall be 20 feet with 10 feet minimum for parking area or driveway, and the minimum rear yard shall be 20 feet.
- (j) **Yard Setbacks based on Height of Structure.** If the building exceeds 45 feet, a minimum of 20 feet will be required for all yards.
- (k) Buildings shall be constructed to a line as established by the Planning Commission, but shall not exceed 10 feet from right-of-way.
- (l) **Rear year setbacks for DS district:**
1. Adjoining residential zone 20
 2. Adjoining non-residential zone 15

(m) **Flag Lots:**

1. Building Frontage shall be considered the street side of the property.
2. Building set backs shall be the same as R-1.
3. Ground set aside for property access to a building lot, shall not be considered as part of the 9,600 square feet minimum Building Lot requirement.
4. Garage floor height shall conform to the Village of Maineville Ordinance # 2001-09, of Chapter 14.