

<b>FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS</b>					
<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>MINIMUM HOUSE SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>MAXIMUM HEIGHT</b>
<b>A-R</b>  Agricultural-Residential (Single-Family)	Front - 100' Arterial Front - 100' Collector Front - 75' Local Side - 50' Rear - 75'	5 Acres	1,200 square feet	250'	35 feet
<b>C-S</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>EST</b>  Estate Residential District (Single-Family)	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2.5 Acres	2,500 square feet	160'	35 feet
<b>R-85</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 30' Rear - 50'	3 Acres	3,000 square feet	175'	35 feet
<b>R-80</b>  Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 30' Rear - 50'	3 Acres	2,500 square feet	175'	35 feet
<b>R-78</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	3,000 square feet	125'	35 feet
<b>R-75</b>  Single-Family Residential	Front- 100' Arterial Front- 75' Collector Front- 50' Local Side- 25' Rear- 50'	2 Acres	2,500 square feet	125'	35 feet
<b>R-72</b>  Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	2,100 square feet	175' Arterial 175' Collector 150' Minor	35 feet
<b>FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS</b>					
<b>ZONING</b>	<b>ZONING</b>	<b>MINIMUM</b>	<b>MINIMUM</b>	<b>LOT WIDTH AT</b>	<b>MAXIMUM</b>

<b>DISTRICT</b>	<b>SETBACKS</b>	<b>LOT SIZE</b>	<b>HOUSE SIZE</b>	<b>BUILDING LINE</b>	<b>HEIGHT</b>
<b>R-70</b>  Single-Family Residential	Front - 75' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	2 Acres	1,500 square feet	175' Arterial 175' Collector 150' Minor	35 feet
<b>R-55</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 25' Rear - 50'	1 Acre* 1.5 Acres**	2,500 square feet	150'	35 feet
<b>R-50</b>  Single-Family Residential	Front - 100' Arterial Front - 75' Collector Front - 50' Local Side - 20' Rear - 30'	1 Acre* 1.5 Acres**	2,100 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>R-45</b>  Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 20' Rear - 40'	1 Acre* 1.5 Acres**	1,800 square feet	125'	35 feet
<b>R-40</b>  Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,500 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>R-20</b>  Single-Family Residential	Front - 60' Arterial Front - 60' Collector Front - 40' Local Side - 15' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet	150' Arterial 150' Collector 125' Minor	35 feet
<b>DR-15</b>  One and Two Family Residential	Front - 50' Arterial Front - 45' Collector Front - 40' Local Side - 10' Rear - 30'	1 Acre* 1.5 Acres**	1,200 square feet Single-Family 1,800 square feet Two-Family	125' Arterial 125' Collector 100' Minor	35 feet

**FAYETTE COUNTY RESIDENTIAL ZONING DISTRICTS**

<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>MINIMUM HOUSE SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>MAXIMUM HEIGHT</b>
<b>R-M-F</b>  Multi-Family Residential	Peripheral Front -150' State-number route Front -100' Arterial Front - 80' Collector Front - 60' Local Side - 40' Rear - 40' Minimum 50' building separation	5 Acres Minimum Site  Maximum Density 5 Dwelling Units/ Acre  160 Maximum Units	600 square feet One Bedroom 850 square feet Two Bedrooms 1,200 square feet Three Bedrooms	N/A But Minimum 50' Immediate Frontage On Arterial  40% Maximum Lot Coverage	35 feet
<b>M-H-P</b>  Manufactured Home Park	Front - 15' Side - 4' Rear - 4'	10 Acres Total Site  6,000 square feet per lot		60' Per Lot	35 feet

**FAYETTE COUNTY PLANNED UNIT DEVELOPMENT ZONING DISTRICTS**

<b>PUD-PRD</b>  Planned Unit Development – Planned Residential Development		100 Contiguous Acres			
<b>PUD-PIP</b>  Planned Unit Development – Planned Industrial Park		10 Acres			
<b>PUD-PRL</b>  Planned Unit Development – Planned Retreat or Lodge		50 Acres Maximum density 1 unit per 10 acres			

**FAYETTE COUNTY PLANNED UNIT DEVELOPMENT ZONING DISTRICTS**

<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>MINIMUM HOUSE SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>MAXIMUM HEIGHT</b>
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<b>PUD-PEF</b>		100 Acres			
Planned Unit Development – Planned Entertainment Farming					
<b>PUD-POR</b>		50 Acres			
Planned Unit Development – Planned Outdoor Recreation					
<b>PUD-PSBC</b>		10 Acres			
Planned Unit Development – Planned Small Business Center					

- \* Where a central water distribution system and a private septic system are provided. (County water/septic)
- \*\* Where public water system is not available (Well/septic) and/or in C-S in an area designated Rural Residential - 3 (1 Unit/3 Acres)
- \*\*\* Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)
- \*\*\*\* Subject to Development Plan

Minimum road frontage for residential zoned lots, including A-R: 100' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

- Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)
- Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)
- Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)

## FAYETTE COUNTY NONRESIDENTIAL ZONING DISTRICTS

ZONING DISTRICT	ZONING SETBACKS	MINIMUM LOT SIZE	LOT WIDTH AT BUILDING LINE	BUFFER	MAXIMUM HEIGHT
<b>O-I</b>  Office- Institutional	F- 75' Arterial F- 70' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	30' required adjacent to residential or A-R zoning districts	40 feet
<b>C-C</b>  Community Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
<b>C-H</b>  Highway Commercial	F- 75' Arterial F- 70' Collector F- 65' Minor S- 15' R- 15'	1 Acre* 0.5 Acres***	125'	50' required adjacent to residential or A-R zoning districts	35 feet
<b>L-C</b>  Limited Commercial	F- 75' Arterial F- 60' Collector F- 55' Minor S- 15' R- 15'	1 Acre* 1.5 Acres**	125'	50' required adjacent to residential or A-R zoning districts	35 feet
<b>M-1</b>  Light Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	1 Acre* 0.5 Acres***	125'	75' required adjacent to residential or A-R zoning districts	35 feet
<b>M-2</b>  Manufacturing and Heavy Industrial	F-100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	2 Acres	125'	75' required adjacent to residential or A-R zoning districts	35 feet

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<b>ZONING DISTRICT</b>	<b>ZONING SETBACKS</b>	<b>MINIMUM LOT SIZE</b>	<b>LOT WIDTH AT BUILDING LINE</b>	<b>BUFFER</b>	<b>MAXIMUM HEIGHT</b>
<b>BTP</b>  Business Technology Park	F- 100' Major Arterial F- 100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	2 Acres  Minimum Site Area – 20 Acres	500'	75' required adjacent to residential or A-R zoning districts	40 feet
<b>GB</b>  General Business	F- 100' Major Arterial F- 100' Arterial F- 80' Collector F- 65' Minor S- 25' R- 25'	1 Acre* 1.5 Acres**	125'	50' required adjacent to residential or A-R zoning districts	40 feet  Acres 50 feet 20-50 55 feet >50-75 60 feet >75-100 65 feet >100

Buffer: When the rear or side yard abuts a residential or A-R zoning district, a buffer adjacent to the lot line shall be provided in addition to the required setback. The buffer is measured from the property line and the setback is measured from the buffer.

\* Where a central water distribution system and a private septic system are provided. (County water/septic)

\*\* Where public water system is not available. (Well/septic)

\*\*\* Where a central sanitary sewage and central water distribution systems are provided. (County water/sewage system)

Minimum road frontage for non-residential zoned lots: 125' (unless on a cul-de-sac: 50' per lot for a total of four (4) lots)

Arterial A street designated to carry traffic within and through the county. (Major thoroughfare)

Collector A street designated to collect traffic from local or other collector streets. (Major thoroughfare)

Local A street designated to carry primarily local or residential traffic. (Minor thoroughfare)