

**CITY OF CREST HILL ZONING ORDINANCE  
TABLE 1: Zoning Districts and Standards  
Residential Districts**

	R-1A	R-1B	R-1*	R-2	R-3
	Single Family Residence District	Single Family Residence District	Single Family Residence District	Two-Family Residence District	Multiple-Family Residence District
<b>Minimum Lot Area</b>					
One-Family	20,000 Sq. Ft.	10,000 Sq. Ft.	8000 Sq. Ft.	10,000 Sq. Ft.	12,000 Sq. Ft.
Two-Family	---	---	---	10,000 Sq. Ft.	12,000 Sq. Ft..
Multiple-Family	---	---	---	---	12,000 Sq. Ft. (5,000 Sq. Ft. per dwelling unit)
Non-Residential Use	20,000	20,000	10,000	20,000	20,000
<b>Minimum Lot Width</b>					
Residential	125 Feet	75 Feet	70 Feet	75 Feet	70 Feet
Non-Residential Use	125 Feet	75 Feet	75 Feet	75 Feet	75 Feet
Corner Lots	145 Feet	95 Feet	---	95 Feet	95 Feet
<b>Minimum Front Yard / Building Setback Line (Feet)</b>	40 Feet	30 Feet	30 Feet	30 Feet	30 Feet
<b>Minimum Side Yard (Feet)</b>					
Residential Use	20 Feet	10 Feet	10% of lot Width	10 Feet	10 Feet
Non Residential Use	20 Feet	20 Feet	10 Feet	20 Feet	20 Feet
<b>Minimum Corner Side Yard (Feet)</b>					
Residential Use	40 Feet	30 Feet	20 Feet	30 Feet	30 Feet
Non Residential Use	40 Feet	30 Feet	20 Feet	30 Feet	30 Feet
<b>Minimum Rear Yard (Feet)</b>	40 Feet	40 Feet	30 Feet	40 Feet	40 Feet
<b>Maximum Lot Coverage</b>	50%	50%	50%	50%	50%
<b>Maximum Building Height (refer to Section 4.2-7.1 for Exceptions)</b>					
Single Family, Two Family	30 Ft.	25 Ft.	25 Ft.	25 Ft.	30 Ft.
Multiple-Family, Townhomes	---	---	---	---	35 Ft.
<b>Minimum Size of Dwelling (excluding basement and garage)</b>					
Single-Family					
1 Story Dwelling	1,400 Sq. Ft.	1,100 Sq. Ft.	720 Sq. Ft.	1,100 Sq. Ft.	1,100 Sq. Ft.
+1 Story Dwellings	2,000 Sq. Ft.	1,400 Sq. Ft.	1,100 Sq. Ft.	1,400 Sq. Ft.	1,400 Sq. Ft.
Two-Family					
1 Story Dwelling	---	---	---	1,100 Sq. Ft.	1,100 Sq. Ft.
+1 Story Dwellings	---	---	---	1,400 Sq. Ft.	1,400 Sq. Ft.
Two Family/Multiple Family					
Studio Units	---	---	---	---	600 Sq. Ft.
1-Bedroom Units	---	---	---	---	800 Sq. Ft.
2-Bedroom Units	---	---	---	---	900 Sq. Ft.
3-Bedroom Units	---	---	---	---	1,100 Sq. Ft.
Each Additional Bedroom	---	---	---	---	Add 200 Sq. Ft. per bedrooms over 3
Row House Dwellings	---	---	---	---	1,100 Sq. Ft.
<b>Maximum Dwelling Units Per Building**</b>					
	---	---	---	---	6 units

\* The R-1 Zoning District is no longer available for development, see Section 6.2

\*\* Additional Units may be allowed with the approval of a special use