

**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
Minimum Lot Area					
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
Minimum Lot Width					
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
Minimum Front Yard / Building Setback Line (Feet)	40 Feet	30 Feet	30 Feet	30 Feet	30 Feet
Minimum Side Yard (Feet)					
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
Minimum Corner Side Yard (Feet)					
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
Minimum Rear Yard (Feet)	40 Feet	40 Feet	30 Feet	40 Feet	40 Feet
Maximum Lot Coverage	50%	50%	50%	50%	50%
Maximum Building Height (refer to Section 4.2-7.1 for Exceptions)					
Single Family, Two Family	30 Ft.	25 Ft.	25 Ft.	25 Ft.	30 Ft.
Multiple-Family, Townhomes	---	---	---	---	35 Ft.
Minimum Size of Dwelling (excluding basement and garage)					
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.
Maximum Dwelling Units Per Building**					
	---	---	---	---	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