

Appendix A: SETBACK AND LOT AREA CHART | City of West Fork, AR

	A	RE	R	R-1	MU-N1	MU-N2	TC	MU-C	R-MF	R-MF1	IC	I-1	I			
Zoning Category	AGRICULTURAL	RESIDENTIAL ESTATES	SINGLE FAMILY RESIDENTIAL DETACHED	TWO FAMILY RESIDENTIAL	MIXED USE NEIGHBORHOOD (maximum of 4 units/structure) (Combined R2 and R0)	MIXED USE NEIGHBORHOOD (maximum of 4 units/structure) (Combined R2 and R0)	TOWN CENTER - DOWNTOWN Each building located on Main Street between McNight and S. Campbell Avenues shall contain a minimum of 30% gross floor area as non-residential use	MIXED USE COMMERCIAL	MULTI-FAMILY 12 units/acre	MULTI-FAMILY 16 units/acre	INTERSTATE CORRIDOR	I-1 LIGHT INDUSTRIAL	I- INDUSTRIAL			
Density/ Acre	1 unit/ 5 acres	1 unit/ 2 acres	maximum 6 units/acre	maximum 7 units/ acre	maximum 9 units/acre	maximum 9 units/acre	maximum of 12 units/acre ; no maximum if located within a building containing a minimum of 30% gross floor area as a non-residential use	maximum 10 units/acre	12 units/acre max (Additional density may be considered via the PZD process, Sec. X)	16 units/acre max (Additional density may be considered via the PZD process, Sec. X)	maximum 24 units/acre	N/A	N/A			
Minimum lot size																
Single Family Detached (minimum lot size)	5 acres	2 acres	7,000 sf*	7,000 sf	4,500 sf	4,000 sf	Only permitted to place one single family residential detached home per existing lot. No new lots may be created solely for single family residential purposes.	Only permitted to place one single family residential detached home per existing lot. No new lots may be created solely for single family detached residential purposes.	NP	NP	Only permitted to place one single family residential detached home per existing lot. No new lots may be created solely for single family detached residential purposes.	NP	NP			
Two Family units	NP	NP	NP	7,000 sf, 3,500 sq ft/dwelling unit	6,000 sf, 3,000 sq ft/dwelling unit	6,000 sf, 3,000 sq ft/dwelling unit	3000 sq ft (allowable only if combined with a non-residential use via building. A minimum of 30% gross floor area as non-residential use is required)	6,000 sf, 3,000 sq ft/dwelling unit	6,000 sf per duplex	6,000 sf per duplex	6,000 sf per duplex	NP	NP			
Three & Four Family units	NP	NP	NP	NP	9,000 sq ft/ 1-3 units, 12,000 sq ft/ 4 units	8,000 sq ft/ 1-3 units, 11,000 sq ft/ 4 units	3000 sq ft (allowable only if combined with a non-residential use via building. A minimum of 30% gross floor area as non-residential use is required)	8,000 sq ft/ 1-3 units, 11,000 sq ft/ 4 units	8,000 sq ft/ first 3 units; 4+ units, a lot area ratio equal to 12 units/acre maximum	8,000 sq ft/ first 3 units; 4+ units, a lot area ratio equal to 16 units/acre maximum	8,000 sq ft/ first 3 units; 4+ units, a lot area ratio equal to 24 units/acre maximum	NP	NP			
Townhomes (single-family attached on individual lots)	NP	NP	NP	maximum of two attached 3,000 sf/dwelling unit	maximum of 4 attached 3,000 sf/ dwelling unit exterior lot 1,000 sf/ dwelling unit interior lot	maximum of 5 attached 3,000 sf/ dwelling unit exterior lot 1,000 sf/ dwelling unit interior lot	NP	maximum of 8 attached 3,000 sf/ dwelling unit exterior lot 1,000 sf/ dwelling unit interior lot	3,000 sf/ dwelling unit exterior lot 1,000 sf/ dwelling unit interior lot	3,000 sf/ dwelling unit exterior lot 1,000 sf/ dwelling unit interior lot	3,000 sf/ dwelling unit exterior lot 1,000 sf/ dwelling unit interior lot	NP	NP			
Five Family units and greater	NP	NP	NP	NP	NP	NP	3000 sq ft	5+ units, a lot area ratio equal to 10 units/acre maximum	5+ units, a lot area ratio equal to 12 units/acre maximum	5+ units, a lot area ratio equal to 16 units/acre maximum	5+ units, a lot area ratio equal to 24 units/acre maximum	NP	NP			
Nonresidential, Assembly Uses, or mixed use allowable within the zone	1 acre	1 acre	6000 sf	6000 sf	no minimum	no minimum	no minimum	no minimum	10,000 sf minimum lot size	10,000 sf minimum lot size	no minimum	no minimum	no minimum			
Maximum Building Footprint Requirements for all non-single family residential (multiple structures allowed per lot)																
Max Building Footprint Requirements for all non-single family residential					5,500 sq ft ground floor building footprint all non-single family residential uses *Larger sizes allowed with CUP approval. *Attached buildings are not subject to the max building footprint requirement.	9500 sq ft ground floor building footprint commercial or mixed use/ 6000 sq ft ground floor building footprint for structures solely of multifamily use *Larger sizes allowed with CUP approval.	7000 sq feet ground floor building footprint *Larger sizes allowed with CUP approval.	15,000 sq ft ground floor building footprint commercial or mixed use/ 6000 sq ft ground floor building footprint for structures solely of multifamily use *Larger sizes allowed with CUP approval.	7000 sq feet ground floor building footprint *Larger sizes allowed with CUP approval.	11,000 sq feet ground floor building footprint *Larger sizes allowed with CUP approval.	no max, other than as prescribed by Maximum Building Footprint Coverage Area, below.	no max	no max			
Height and Width Requirements																
Max Building Height- Residential or Agricultural	2 stories for residential buildings / 50' for agricultural buildings	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 Stories ** Additional height or stories may be considered via the PZD process (Sec. 14.04.12). The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	3 Stories ** The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	4 stories** The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	2 Stories ** Additional height or stories may be considered via the PZD process (Sec. 14.04.12). The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	2 Stories ** Additional height or stories may be considered via the PZD process (Sec. 14.04.12). The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.			
Max Building Height- Assembly	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories	2 Stories ** Additional height or stories may be considered via the PZD process (Sec. 14.04.12). The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	2 Stories ** Additional height or stories may be considered via the PZD process (Sec. 14.04.12). The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	4 stories** The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	2 Stories ** Additional height or stories may be considered via the PZD process (Sec. 14.04.12). The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.	2 Stories ** Additional height or stories may be considered via the PZD process (Sec. 14.04.12). The Fire Official will determine if adequate fire equipment is available when determining the maximum height or number of stories allowed.			
Lot Width Minimum	200'	100'	70'	70' Single Family 80' Two Family	45'	40'	30'	Townhome exterior lot 40' Townhome interior lot 15'	Townhome exterior lot 40' Townhome interior lot 15'	Townhome exterior lot 40' Townhome interior lot 15'	N/A	N/A	N/A			
				Townhome exterior lot 40' Townhome interior lot 15'	Townhome exterior lot 45' Townhome interior lot 15'	Townhome exterior lot 40' Townhome interior lot 15'		3-4 units 80'	5+ units 100'	3-4 units 80'	5+ units 100'					
Setbacks																
Front Setback (Measured from MSP ROW)	35'	35'/25'	25'/ 20'	25'	Build- to zone, 5-25' from front property line	Build- to zone, 5-25' from front property line	Build- to zone, 0-15' from front property line	Build- to zone, 5-35' from front property line	20'	30'	20'	30'	3-story setbacks for 5+ units 35'	50' from interstate right-of-way; 20' from all other rights-of-way	50	50
Side Setback	15'	10'	7'	7'	5'	5'	NA	10'	10'	10'	10'	10'	25'	20' when adjacent to IC, I-1, or I; 25' plus another 10' for every story over 2 stories when adjacent to another zoning district other than IC, I-1, or I.	25	25
				Townhome exterior lot 7' Townhome interior lot 0'	Townhome exterior lot 5' Townhome interior lot 0'	Townhome exterior lot 5' Townhome interior lot 0'		Townhome exterior lot 10'; Townhome interior lot 0'	Townhome exterior lot 20'; Townhome interior lot 0'	Townhome exterior lot 10'; Townhome interior lot 0'	Townhome exterior lot 20'; Townhome interior lot 0'	Townhome exterior lot 25'; Townhome interior lot 0'	Townhome exterior lot 25'; Townhome interior lot 0'	Townhome interior lot 0'. Townhome exterior lot: 20' when adjacent to IC, I-1, or I; and 25', plus another 10' for every story over 2 stories when adjacent to another zoning district other than IC, I-1, or I.	NP	NP
Street Side Setback (Measured from MSP ROW)	30'	30'	25'	25'	Build- to zone, 5-25' from front property line	Build- to zone, 5-25' from front property line	Build- to zone, 0-15' from front property line	Build- to zone, 5-35' from front property line	20'	30'	25'	35'	35'	50' from interstate right-of-way; 20' from all other rights-of-way	50	50
Rear Setback	30'	30'	20'	20'	10'	10'	NA	15'	15'	15'	15'	25'	35'	20' when adjacent to IC, I-1, or I; 25' plus another 10' for every story over 2 stories when adjacent to another zoning district other than IC, I-1, or I.	25	25
Pools (In-ground)	20'- Rear 10'- Side	10'- Rear 7'- Side	10'- Rear 7'- Side	10'- Rear 7'- Side	10'- Rear 5'- Side	10'- Rear 5'- Side	NA	10'- Rear 10'- Side	Pool: 30' minimum setback; Pool decking areas: 10' minimum setback	10'- Rear 10'- Side	Pool: 30' minimum setback; Pool decking areas: 10' minimum setback	10'- Rear 10'- Side	Pool: 30' minimum setback; Pool decking areas: 10' minimum setback	Pool: 30' minimum setback; Pool decking areas: 10' minimum setback	NA	NA
Maximum Building Coverage Area (structures)																
Maximum Building Footprint Coverage Area (for structures only)	45%	45%	50%	50%	70%	80%	100%	65%	50%	50%	60%	50%	50%			

* Note that this zone does offer flexibility in that up to 20% of the residential lots within a single subdivision or development may be a minimum of 6,000 square feet and have a minimum frontage of 60 linear feet.
 *** Fire Code regulations may require greater setback distances or fewer allowable stories than those given in this chart. A "story" is defined as the "story above grade plane" as defined in the IBC and IRC.
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