

**Table 17-2
City of Huron
Development Standards
Non-Residential Zones**

| | Administrative and Professional Office | Central Business and Shopping | Service Commercial | Light Manufacturing | Heavy Manufacturing | Off-Street Parking | Open Space and Recreation | Community Commercial | |
|---|---|--|-------------------------------|-----------------------------------|-----------------------------------|-------------------------------|--------------------------------------|---------------------------------|--------------------|
| PARCEL STANDARDSⁱ | C-P | CBD | C-S | M-L | M-H | P | O | C-C | A-E |
| Minimum Lot Size | 10,000 s.f. | | | 24,000 s.f. | 24,000 s.f. | | None | 6,000 s.f. | 160 acres |
| Minimum Lot Dimensions | | | | | | | | | |
| - Width | 65' | | | 75' | 75' | 60' | None | | |
| - Depth | | | | 120' | 120' | 100' | None | | |
| Population Density (DU = Dwelling Unit) | | | | No DUs Permitted ⁱⁱ | No DUs Permitted ⁱⁱ | No DUs Permitted | None | | |
| Yards and Setbacks (minimum) | | | | | | | | | |
| - Front Yard | 10' | | | | | 10' | 35' | 25' | 50' |
| - Front Yard abutting residential | Variable ⁱⁱⁱ | | 10' | 15' | 15' | 10' | 35' | 25' | 50' |
| - Side Yard | | | | | | | | | |
| - Side Yard abutting residential | 10' | 10' | 10' | 15' | 15' | 10' | 20' | 10' | 20' |
| - Street Side Yard | 10' | 10' | | | | 10' | 35' | 10' | 35' |
| - Street Side Yard abutting residential | Variable ^{iv} | Variable ^{iv} | 10' | 10' | 10' | 10' | 35' | 10' | 35' |
| - Rear Yard | Variable ^{iv} | Variable ^{iv} | 10' | 15' | 15' | 10' | 20' | 20' | 35' |
| - Rear Yard abutting residential | Variable ^{iv} | Variable ^{iv} | 10' | 15' | 15' | 10' | 20' | 25' | 25' |
| Height Limit/Stories | 35' ^{1/2} | 40' ^{1/3} | 75' ^{1/6} | 50'/NR | | 45' ^{1/3} | 25' ^{1/1} | 35' ^{1/1} | 35' ^{1/2} |
| Fences, Hedges, and Walls | | | | | | | | | |
| - Front | | | | | | | | | |

Table 17-2-1

| | Administrative and Professional Office | Central Business and Shopping | Service Commercial | Light Manufacturing | Heavy Manufacturing | Off-Street Parking | Open Space and Recreation | Community Commercial | |
|---|--|-------------------------------|--------------------|---------------------|---------------------|--------------------------|---------------------------|----------------------|-----------------|
| PARCEL STANDARDSⁱ | C-P | CBD | C-S | M-L | M-H | P | O | C-C | A-E |
| - Side | 5'-6' ⁱ | 5'-6' ⁱ | | | | | | 5'-6' ⁱ | |
| - Rear | 5'-6' ⁱ | 5'-6' ⁱ | | | | | | 5'-6' ⁱ | |
| Off-Street Parking, Commercial Uses (ratio of s.f. of parking to s.f. of floor area) | 1 to 1 ^{iv} | 1 to 3 | 1 to 1 | 1 to 3 | 1 to 3 | | None | 1 to 3 | |
| Off-Street Parking, All Uses Other Than Commercial (ratio of parking spaces to employees) | | | | 1 to 2 | 1 to 2 | | None | | |
| Vehicular and Pedestrian Access To The Lot, Minimum Width | | | | | | | | | |
| - Via an Alley | 5' | adequate access | adequate access | adequate access | adequate access | 10' for each travel lane | | adequate access | adequate access |
| - Via Driveway Parallel to Side Lot Line | 10' | adequate access | adequate access | adequate access | adequate access | 10' for each travel lane | | adequate access | adequate access |

DU- Dwelling Unit

NR- No Requirement

ⁱ See code for exceptions and further details

ⁱⁱ Except a maximum of one caretaker's residence per industrial use

ⁱⁱⁱ The yard shall be equal to the largest adjacent residential yard required for the adjacent district, however, in no event need such a yard be greater than twenty feet.

^{iv} Nonresidential uses only

Table 17-2-2