

**Table 17-4
City of Huron
Development Standards
Residential Zones**

	Single-Family Residential/ Agricultural	Single-Family /Low Density Residential	Single-Family /Medium Density Residential	Medium/High Density Residential	Medium Density residential	High Density Residential	Mobilehome Park	Urban Reserve	Public Facilities
PARCEL STANDARDSⁱ	R-A	R-1-A	R-1	R-2	R-3ⁱⁱ	R-3-Aⁱⁱ	MHP	UR	P-F
Minimum Lot Size	24,000 s.f.	12,000 s.f.	5,000 s.f.	9,000 s.f.	9,000 s.f.	9,000 s.f.	1 acre ^{iv}	5 acres	6,000 s.f.
Minimum Lot Size, PUDs		2 acres	2 acres	2 acres	2 acres	2 acres			2 acres
Minimum Lot Dimensions									
- Width, interior lots	120'	75'	50'	60'	60'	60'	120' ⁱⁱⁱ	165'	60'
- Width, corner lots	120'	80'	70'	70'	70'	70'	120' ⁱⁱⁱ	165'	70'
- Depth, from major streets	120'	110'	110'	120'	120'	120'	120' ⁱⁱⁱ	170'	120'
- Depth, from local streets	120'	100'	100'	100'	100'	100'	120' ⁱⁱⁱ	170'	100'
Population Density (DU = Dwelling Unit)	1 DU ^{iv} per lot	1 DU ^{iv} per lot	1 DU ^v per lot	4,500 s.f. ^{vi} lot area per DU	1,500 s.f. lot area per DU	1,500 s.f. lot area per DU	2,400 s.f. lot area per DU	1 DU per lot	1 DU ^v per lot
Population Density, PUDs		9,000 s.f. per DU	4,000 s.f. per DU	4,500 s.f. per DU	1,500 s.f. per DU	1,500 s.f. per DU			4,000 s.f. per DU
Maximum Lot Coverage (of site area by structures)	40%	50%	50%	50%	60% ^{vii}	60% ^{vii}	50%	30%	40%
Yards and Setbacks (minimum)									
- Front Yard	30' ^{viii}	30'	20'	20'	15'	15'	15'	30' ^{viii}	20'
- Side Yard	10'	10'	5'	5'	5'	5'	5'	5'	5'
- Street Side Yard		35'	10'	10'	10'	10'			
- Rear Yard	20'	20'	20'	20'	15'	15'	10'	10'	20'
Height Limit/Stories, Main Structure	30'/2	30'/2	30'/2	30'/2	40'/3	20'/1	30'/2	30'/2	30'/2
Height Limit/Stories, Accessory Structures	12'/1	12'/1	12'/1	12'/1	12'/1	12'/1		12'/1	12'/1
Minimum Distance Between Separate Structures		10' ^{ix}	10' ^{ix}	10'	10'				10' ^{ix}
- Side to Side		10' ^{ix}	10' ^{ix}	10'	10'		10'		10' ^{ix}

Table 17-4-1

	Single-Family Residential/Agricultural	Single-Family /Low Density Residential	Single-Family /Medium Density Residential	Medium/High Density Residential	Medium Density residential	High Density Residential	Mobilehome Park	Urban Reserve	Public Facilities
PARCEL STANDARDSⁱ	R-A	R-1-A	R-1	R-2	R-3ⁱⁱ	R-3-Aⁱⁱ	MHP	UR	P-F
- Rear to Side		15 ^{ix}	15 ^{ix}	15 ⁱ	15 ⁱ				15 ^{ix}
- Front to Side		10 ^{ix}	10 ^{ix}	10 ⁱ	10 ⁱ				10 ^{ix}
- Front to Rear		20 ^{ix}	20 ^{ix}	20 ⁱ	20 ⁱ				20 ^{ix}
- Front to Front		25 ^{ix}	25 ^{ix}	25 ⁱ	25 ⁱ				25 ^{ix}
- Front to Front with Drive-Thru		30 ^{ix}	30 ^{ix}	30 ⁱ	30 ⁱ				30 ^{ix}
Minimum Distance Between Structure Housing Livestock or Poultry and Nearest Structure Used for Human Habitation	30' x	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	30' x	Not allowed
Minimum Distance Between Accessory Structures and Any Other Building		6'	6'	6'			10'		6'
Minimum Distance Between Mobilehomes									
- Side to Side, End to End, End to Side							10'		
- Separated by Access Roads							36' ^{xi}		
Fence, Wall or Hedge Height									
- Corner Cut-Off Area, streets or highway	30'	30'	30'	30'	30'	30'	30'	30'	30'
- Corner Cut-Off Area, private driveway	10'	10'	10'	10'	10'	10'	10'	10'	10'
- On Or To The Rear Of Front Yard Setback	6'	6'	6'	6'	6'	6'	6'	6'	6'
- Within Front Yard Setback	3'	3'	3'	3'	3'	3'	3'	3'	3'
- Within Side Yard Setback	6'	6'	6'	6'	6'	6'	6'	6'	6'
- Within Rear Yard Setback	6'	6'	6'	6'	6'	6'	6'	6'	6'
Off-Street Parking	See Table 17-7	See Table 17-7	See Table 17-7	See Table 17-7	See Table 17-7	See Table 17-7	1 space per trailer, plus 1 additional space per	See Table 17-7	See Table 17-7

Table 17-4-2

	Single-Family Residential/ Agricultural	Single-Family /Low Density Residential	Single-Family /Medium Density Residential	Medium/High Density Residential	Medium Density residential	High Density Residential	Mobilehome Park	Urban Reserve	Public Facilities
PARCEL STANDARDS ⁱ	R-A	R-1-A	R-1	R-2	R-3ⁱⁱ	R-3-Aⁱⁱ	MHP every 5 trailers	UR	P-F
Driveway Width, Side of Lot	10'	10'	10'	10'	10'	10'	10'	Adequate Access	10'

- ⁱ See code for exceptions and special cases not listed in this table
- ⁱⁱ Before any building or structure, with the exception of a single-family dwelling, is constructed within this district, a site plan shall be submitted to the city administrator
- ⁱⁱⁱ These dimensions apply to the park as a whole. Each mobilehome space must be 30' in width, and have a minimum area of 1,500 s.f.
- ^{iv} Single-family only
- ^v Single-family only, except in PUDs
- ^{vi} Not to exceed four dwelling units per lot
- ^{vii} The remaining 40% shall be devoted to landscaping, lawn, and outdoor recreation facilities incidental to residential developments (see code for details)
- ^{viii} 25' for cul-de-sac lots
- ^{ix} PUDs only
- ^x And not within 80' of the front property line of the subject property
- ^{xi} A mobilehome park shall be entirely enclosed within a six foot, solid block wall, with the exception of required yards, said wall shall be reduced to three feet.

Table 17-4-3