

**APPENDIX NO. 5
KINGS COUNTY ZONE DISTRICTS MATRIX**

GENERAL PLAN DESIGNATION	ZONE DISTRICT	PURPOSE	MINIMUM SITE AREA	MAXIMUM HEIGHT	MINIMUM FRONTAGE	YARD REQUIREMENTS			MAXIMUM BUILDING COVERAGE	INTI Width
						Front	Back	Side		
Limited Agricultural, Open space	AL-10	Buffers between General Agricultural and Urban uses.	10 ACRES	No Limitation	No Restriction	35/50' from property line, or 65/80' from street center line	10'	10' on interior sites and 20' on corner lots	No Limitation	330'
General Ag. Open space	AG-20	To preserve land best suited for General Agricultural uses.	20 ACRES	No Limitation	No Restriction	35/50' from property line, or 65/80' from street center line	10'	10' on interior sites and 20' on corner lots	No Limitation	330'
General Agricultural Open space	AG-40	Preserves unique lake basin & mountainous land for General Agricultural uses.	40 ACRES	No Limitation	No Restriction	35/50' from property line, or 65/80' from street center line	10'	10' on interior sites and 20' on corner lots	No Limitation	660'
Exclusive Agricultural Open space	AX-40	To preserve land best suited for General Agricultural uses & act as a public safety buffer.	40 ACRES	No Limitation	No Restriction	35/50' from property line, or 65/80' from street center line	10'	10' on interior sites and 20' on corner lots	No Limitation	660'
Open Space, Recreational, Public Facility	O	Provides for public and private recreational areas and facilities.	1 ACRE	No Limitation	No Restriction	40' from property line, or 70' from street center line	10'	10'/20'/50' Dependent on Site	No Limitation	---
Open Space, Public Facility	NRC	Protects natural watercourses, sloughs, drainage basins, habitat, etc.	No Limitation	No Limitation	No Restriction	No Limitation	No Limitation	No Limitation	No Limitation	---
Very Low Density (V-LD)	RRA	Provides areas with advantages of both urban and rural living.	20,000 Sq Ft	30' Permitted 50' with CUP	40'/60'/100' Dependant on Site	30' from property line, or 60' from street center line	20' (10'more per additional story)	10'/15'/20' Dependent on Site	40%	100'
Very Low Density (V-LD)	RRE	As above; however, more restriction on animal keeping.	30,000 Sq Ft	30'	80' with curb & gutter; 160' without	50' with curb & gutter; 90' w/out; 65' for carports	20' (15'more per additional story)	1/2 of front yard setback; 30' or 32 1/2' for garages	40%	160'
Medium Density (MD)	R-1-6	Provides for one-family areas at low concentrations.	6,000 Sq Ft	30' Permitted 50' with CUP	60'	20'	10' (10' more per additional story)	5' on interior sites and 10' on corner lots	40%	60'
Med. Density (MD)	R-1-8	Provides for one-family areas at low concentrations.	8,000 Sq Ft	30' Permitted 50' with CUP	60'	25'	10' (10' more per additional story)	5' on interior sites and 10' on corner lots	40%	70'
Low-Med. Density (L-MD)	R-1-12	Provides for one-family areas at low concentrations.	12,000 Sq Ft	30' Permitted 50' with CUP	60'	25'	10' (10' more per additional story)	5' on interior sites and 10' on corner lots	40%	80'
Low Density (LD)	R-1-20	Provides for one-family areas at low concentrations.	20,000 Sq Ft	30' Permitted 50' with CUP	60'	25'	10' (10' more per additional story)	5' on interior sites and 10' on corner lots	40%	100'
Very-High Density (V-HD)	RM-1.5	Provides Multi-family units in appropriate areas at higher densities.	6,000 Sq Ft	30' Permitted 50' with CUP	50'	15'	10'	5' per story on interior lots; 10' on corner lots	70%	60'
High Density (HD)	RM-2	Provides Multi-family units in appropriate areas at higher densities.	6,000 Sq Ft	30' Permitted 50' with CUP	50'	20'	10'	5' per story on interior lots; 10' on corner lots	60%	60'
Med. High Density (M-HD)	RM-3	Provides Multi-family units in appropriate areas at higher densities.	6,000 Sq Ft	30' Permitted 50' with CUP	50'	20'	10'	5' per story on interior lots; 10' on corner lots	50%	60'

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						Front	Back	Side		
Public Facility	PF	Intended to preserve land for public uses.	No Limit	30' Permitted 50' with CUP	60'/65'	15'	10'	5' on interior sites and 10' on corner lots	No Limit	60'
Residential	PUD	Combines uses into a harmoniously planned development.	No Limit	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions
Commercial	PO	Provides professional office area outside of commercial districts.	6,000 Sq Ft	30' Permitted 50' with CUP	60'	15'	10'	5' on interior sites and 10' on corner lots	60%	60'
Commercial, Residential	T	Provides for development of mixed commercial & residential areas.	6,000 Sq Ft	30' Permitted 50' with CUP	50'	15'	10'	5' per story on interior lots; 10' on corner lots	60%	60'
Commercial, Retail	CN	Provides convenience services for neighborhoods.	No Limitation	50'	No Limitation	15'	10' dependent on abutting use	10' dependent on abutting use	*	---
Commercial, Retail	CC	Provides Commercial development in Central Business area.	No Limitation	75'	No Limitation	---	10' dependent on abutting use	10' dependent on abutting use	*	---
Commercial, Transportation	CT	Provides for Commercial uses along major streets and highways.	No Limitation	No Limitation	No Limitation	5'	10' dependent on abutting use	10' dependent on abutting use	*	---
Commercial, Multiple	CS	Provides area for equipment repair and storage facilities.	No Limitation	75'	No Limitation	5'	10' dependent on abutting use	10' dependent on abutting use	*	---
Commercial, Transportation	CHL	Provides convenience areas at controlled access points along highways.	No Limitation	50'	No Limitation	15'	10' dependent on abutting use	10' dependent on abutting use	*	---
Commercial, Transportation	CH	Provides convenience areas along major highways.	No Limitation	No Limitation	No Limitation	15'	10' dependent on abutting use	10' dependent on abutting use	*	---
Commercial, Rural	CR	Provides commercial establishments for rural communities.	No Limitation	50'	No Limitation	15'	10' dependent on abutting use	10' dependent on abutting use	*	---
Industrial, Limited	ML	Intended for nonintrusive light industries.	No Limitation	No Limitation	No Limitation	25'	No Minimum	No Minimum	*	---
Industrial, Heavy	MH	Intended for Heavy Industry and Manufacturing.	1 ACRE	No Limitation	No Limitation	15'	No Minimum	No Minimum	*	---
Industrial, Mixed	MP	Intended for a mix of Heavy and Light Manufacturing uses.	No Limitation	No Limitation	No Limitation	15'	No Minimum	No Minimum	*	---

NOTE: If not listed, for each additional story added to a building an additional 10' back yard requirement will be imposed.

* Site coverage limitations on properties designated Commercial or Industrial are not expressed in percentages. Permitted coverage is controlled by the ability of the site to accommodate required support activities such as landscaping, driveways, offstreet parking, offstreet loading, percolation basins, internal circulation, etc.

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