

**Table 6  
KINGS COUNTY ZONE DISTRICTS**

ZONE DISTRICT	PURPOSE	MINIMUM SITE AREA	MAXIMUM HEIGHT	MINIMUM FRONTAGE	YARD REQUIREMENTS			MAXIMUM BUILDING COVERAGE	INTERIOR LOT		CORNER LOT	
					Front	Back	Side		Width	Depth	Width	Depth
AL-10	Buffers between General Agricultural and Urban uses.	10 ACRES	No Limitation	No Restriction	50' from property line, or 80' from street center line	10'	10' on interior sites and 20' on corner lots	No Limitation	330'	---	330'	---
AG-20	To preserve land best suited for General Agricultural uses.	20 ACRES	No Limitation	No Restriction	"	10'	"	No Limitation	330'	---	330'	---
AG-40	Preserves unique lake basin and mountainous land for General Agricultural uses.	40 ACRES	No Limitation	No Restriction	"	10'	"	No Limitation	660'	---	660'	---
AX-40	To preserve land best suited for General Agricultural uses & act as a public safety buffer.	40 ACRES	No Limitation	No Restriction	"	10'	"	No Limitation	660'	---	660'	---
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	---	---	---	---
NRC	Protects natural watercourses, sloughs, drainage basins, habitat, etc.	No Limitation	No Limitation	No Restriction	No Limitation	No Limitation	No Limitation	No Limitation	---	---	---	---
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'	125'	100'	125'
RRE	As above; however, more restriction on animalkeeping.	30,000 Sq Ft	30'	80' with curb & gutter; 160' without	50' with curb & gutter; 90' without	20' (15' more per additional story)	10'/50'/90' Dependent on Site	40%	160'	150'	160'	150'
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'	80'	65'	80'
R-1-8	"	8,000 Sq Ft	"	60'	25'	"	"	40%	70'	90'	75'	80'
R-1-12	"	12,000 Sq Ft	"	60'	25'	"	"	40%	80'	100'	90'	90'
R-1-20	"	20,000 Sq Ft	"	60'	25'	"	"	40%	100'	100'	110'	100'
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'	100'	65'	80'
RM-2	"	6,000 Sq Ft	"	50'	20'	10'	"	60%	60'	100'	65'	80'
RM-3	"	6,000 Sq Ft	"	50'	20'	10'	"	50%	60'	100'	65'	80'

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					Front	Back	Side		Width	Depth	Width	Depth
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'	100'	65'	80'
PUD	Combines uses into a harmoniously planned development.	No Limit	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions	Per Conditions
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'	100'	65'	80'
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'	100'	65'	80'
CN	Provides convenience services for neighborhoods.	No Limitation	50'	No Limitation	15'	10' dependent on abutting use	10' dependent on abutting use	*	---	---	---	---
CC	Provides Commercial development in Central Business area.	"	75'	"	---	"	"	*	---	---	---	---
CT	Provides for Commercial uses along major streets and highways.	"	No Limitation	"	5'	"	"	*	---	---	---	---
CS	Provides area for equipment repair and storage facilities.	"	75'	"	5'	"	"	*	---	---	---	---
CHL	Provides convenience areas at controlled access points along highways.	"	50'	"	15'	"	"	*	---	---	---	---
CH	Provides convenience areas along major highways.	"	No Limitation	"	15'	"	"	*	---	---	---	---
CR	Provides commercial establishments for rural communities.	"	50'	"	15'	"	"	* *	---	---	---	---
MC	Allows CC, CS, or CH											
ML	Intended for nonintrusive light industries.	"	No Limitation	"	25'	---	---	"	---	---	---	---
MH	Intended for Heavy Industry and Manufacturing.	1 ACRE	No Limitation	"	15'	---	---	"	---	---	---	---

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.