

BULK AND AREA USE TABLE

DISTRICT	USE TYPE	ALL SETBACKS ARE MEASURED FROM PROPERTY LINE									NOTES	OFF-STREET PARKING
		LOT AREA MINIMUM (SQUARE FEET UNLESS SPECIFIED)	MINIMUM LOT WIDTH (FEET)	MAXIMUM BUILDING HEIGHT (FEET)	ADDITIONAL HEIGHT PERMITTED ^A (FT/SIDE FT/FRONT FT)	MINIMUM FRONT YARD BUILDING LINE ^E (FEET)	MINIMUM SIDE YARD BUILDING LINE ADJACENT TO RIGHT-OF-WAY OR PRIVATE STREET ^E (FEET)	MINIMUM SIDE YARD BUILDING LINE ADJACENT TO OTHER PARCELS - INTERIOR YARDS ^E (FEET)	REAR YARD BUILDING LINE ^E (FEET)	MAXIMUM COVERAGE OF NET LOT AREA (%) or FLOOR AREA RATIO (FAR)		
AG	RESIDENTIAL USES	10 ACRES	300	35	0.4	40	35	10	35	25		
AG	NONRESIDENTIAL USES	10 ACRES	300	35	0.4	35	35	25	25	25		
RS60	SINGLE-FAMILY DWELLING	60,000	165	20	0.4	40	35	30	35	15		
RS22.5	SINGLE-FAMILY DWELLING	22,500	120	20	0.6	35	30	25	30	20		
RS10	SINGLE-FAMILY DWELLING	10,000	80	20	0.8	30	25	20	25	25		
RS6	SINGLE-FAMILY DWELLING	6,000	60	20	1	25	20	15	20	25		
RST40 ^C	SINGLE-FAMILY DWELLING (MOBILE HOMES ALLOWED)	40,000	150	20	0.5	40	35	30	35	15	C: RE-ZONING OF A MINIMUM OF 10 ACRES REQUIRED	
RST22.5 ^C	SINGLE-FAMILY DWELLING (MOBILE HOMES ALLOWED)	22,500	120	20	0.6	35	30	25	30	20	C: RE-ZONING OF A MINIMUM OF 10 ACRES REQUIRED	
RM6	TWO-FAMILY DWELLING	7,500	75	20	1	25	20	15	20	25	SUBJECT TO SECTION 3.5	
RM6	THREE-FAMILY DWELLING +	10,000	100	20	1	25	20	15	20	25	SUBJECT TO SECTION 3.5	
RM6	TOWN HOUSE DEVELOPMENTS	36,000	24	20	1	25	20	15	20	25	SUBJECT TO SECTION 3.5 AND 3.17	
RM4	TWO-FAMILY DWELLING	7,500	75	30	1.3	25	20	15	20	30	SUBJECT TO SECTION 3.5	
RM4	THREE-FAMILY DWELLING +	10,000	100	30	1.3	25	20	15	20	30	SUBJECT TO SECTION 3.5	
RM4	TOWN HOUSE DEVELOPMENTS	24,000	24	30	1.3	25	20	15	20	30	SUBJECT TO SECTION 3.5 AND 3.17	
RM1.5	TWO-FAMILY DWELLING	7,500	75	30	2	10	10	10	20	30	NOT AUTHORIZED TO FRONT ARTERIAL ROADWAYS; SUBJECT TO SECTION 3.5 AND 3.17	
RM1.5	THREE-FAMILY DWELLING +	10,000	100	30	2	10	10	10	20	30		
RM1.5	TOWN HOUSE DEVELOPMENTS	16,000	20	30	2	10	10	10	20	30		
RM-T	TOWN HOUSE DEVELOPMENTS 3+ DU/LOT	1,600/DU	20	26		10	10	5	20	30	SUBJECT TO SECTION 3.5 AND 3.17	
RT ^D	SINGLE-FAMILY MOBILE HOME PARKS	5 ACRES 6000/DU***	300 60/DU	30	1.3	40 25/DU	20	20 5/DU	20	30	SUBJECT TO SECTION 3.7 ***6375/DU WITH INDIVIDUAL LOT PARKING	
C1	LOCAL SHOPPING DISTRICT	NONE	NONE	see 2.5.3	see 2.5.3	25	20	10	10	0.3 FAR	SIDE YARD REQUIREMENT ONLY APPLIES IF ABUTTING AG, RS, RM, RT OR O DISTRICTS; OTHERWISE SIDE YARD REQUIREMENT IS ZERO	
C2	COMMUNITY SHOPPING DISTRICT	NONE	NONE	see 2.5.3	see 2.5.3	25	20	10	10	0.4 FAR		
C3	CENTRAL COMMERCIAL DISTRICT	NONE	NONE	see 2.5.3	see 2.5.3	25	0	10	10	10 FAR		
C4	CENTRAL SERVICES DISTRICT	NONE	NONE	see 2.5.3	see 2.5.3	25	0	10	10	6 FAR		
C5	HIGHWAY COMMERCIAL DISTRICT	NONE	NONE	see 2.5.3	see 2.5.3	75	20	10	10	0.5 FAR		
I1	LOW TO NO OBJECTIONABLE USES	10 ACRES	300	35	0.4	75	60	60	60	0.1 FAR	SIDE YARD REQUIREMENT APPLIES WHEN ABUTTING ALL DISTRICTS EXCEPT I OR C. WHEN ABUTTING I OR C, SIDE YARD IS ZERO	
I2	LOW OBJECTIONABLE USES	30,000	150	see 2.6.3	see 2.6.3	25	20	25	25	0.5 FAR		
I3	MODERATELY OBJECTIONABLE USES	NONE	NONE	see 2.6.3	see 2.6.3	25	20	50	50	0.5 FAR		
I4	SUBSTANTIALLY OBJECTIONABLE USES	NONE	NONE	see 2.6.3	see 2.6.3	25	20	75	75	0.5 FAR		
M	MINING DISTRICT	10 ACRES	300	SUBJECT TO SECTION 2.7						N/A		
FD	FLOOD HAZARD ZONE	FEMA REGULATED AREA 1+% ANNUAL CHANCE OF FLOODING - DEVELOPMENT SUBJECT TO WAGONER COUNTY FLOOD HAZARD PREVENTION ORDINANCE - BULK AND AREA REQUIREMENTS DETERMINED BY LAND USE APPROVED AND IN ACCORDANCE WITH COMPREHENSIVE PLAN										
FW	FLOODWAY ZONE	DEVELOPMENT PROHIBITED; SUBJECT TO SECTION 2.8										
SWD	SOLID WASTE DISPOSAL DISTRICT	SUBJECT TO SECTION 2.9.2										

REQUIRED IN ALL DISTRICTS, SUBJECT TO SECTION 3.10