

ZONING REGULATIONS

400 Attachment 1

City of Park Hills

**Table Of Height And Area Requirements**  
**[R.O. 2016 Ch. 400, Attachment 1; Ord. No. 1343-20, 1-14-2020]**

District	Minimum Lot Area Per Family in Square Feet	Minimum Lot Area In Square Feet	Minimum Lot Width In Feet	Minimum Yard Requirement In Feet			Maximum Building Height		Maximum Percentage Of Lot Covered By All Buildings
				Front	Side	Rear	Feet	Stories	
"R-1" Single-Family Residential	12,000	12,000(1)	100(1)	30	15(1)	30	35(3)	2½	30%
"R-2" Single-Family Residential	1-Family 7,500	7,500	75	25	10(4)	25	35(3)	2½	30%
	2-Family and all others 5,000	10,000	100	25	10(4)	25	35(3)	2½	30%
"R-3" General Residential	1-Family 7,500	7,500	75	25	10	25	35	2½	40%
	2-Family 5,000	10,000	75	25	10	25	35	2½	40%
	Multiple(12)	12,500(12)	75	25	10	25	45	3	40%
	All Others —	15,000	75	25	6(6)	25	45(3)	3	40%
"MH" Mobile Home Park	(7)	15,000	75	(7)	(7)	(7)	35	2½	—
"C-1" General Commercial	1-Family 7,500	7,500	75	25	10	25	45(3)	3	40%
	2-Family 5,000	10,000	75	25	10	25	45(3)	3	40%
	Multiple —	15,000	75	25	10	25	45(3)	3	40%
	All Others —	5,000	50	25	(8)	25	45(3)	3	—
"C-2" Central Business	1-Family 7,500	7,500	75	25	10	25	100	8	40%
	2-Family 5,000	10,000	75	25	10	25	100	8	40%
	Multiple —	—	—	—	(8)	(9)	100	8	—
	All Others —	—	—	—	(8)	(9)	100	8	—
"M-1" Light Industrial	—	—	—	25	(10)	25	45	3	—

PARK HILLS CITY CODE

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				Front	Side	Rear	Feet	Stories	
"M-2" Heavy Industrial	—	—	—	25	(11)	25	90	6	—
"M-3" Planned Industrial Park	—	—	—	30	20	20	90	6	—

Numbers in parentheses in table refer to the following additions or modifications to regulations. Other additions and modifications of the height and area requirements are set forth in Section 400.150.

- (1) Certain non-residential buildings and uses must have a minimum lot size of one (1) acre, a minimum lot width of one hundred fifty (150) feet, and a minimum side yard of thirty (30) feet.
- (2) Reserved.
- (3) Maximum height for churches and similar places of worship is seventy-five (75) feet for towers or steeples and forty-five (45) feet for the principal building.
- (4) All buildings other than dwellings must have a minimum side yard of twenty (20) feet.
- (5) Reserved.
- (6) Any building of three (3) stories or more must have a minimum side yard of ten (10) feet.
- (7) Refer to Section 400.070(D), for space requirements and setbacks for mobile homes.
- (8) There is no side yard required for non-residential buildings, except that a side yard of five (5) feet must be provided where a building lot abuts a Residential District.
- (9) There is no side yard required for multiple-family or non-residential buildings, except that a rear yard of twenty-five (25) feet must be provided where a building lot abuts a Residential District.
- (10) There is no side yard required for uses allowed, except that a side yard of ten (10) feet must be provided where use abuts a Residential District.
- (11) There is no side yard required for uses allowed, except that a side yard of twenty (20) feet must be provided where use abuts a Residential District.
- (12) Minimum lot area is twelve thousand five hundred (12,500) square feet, plus two thousand five hundred (2,500) square feet for each family over three (3).