

ZONING

475 Attachment 2

Village of Vicksburg

Schedule of Lot, Yard and Area Requirements (§ 475-118)

[Amended 8-11-1993 by Ord. No. 197; 4-18-2005 by Ord. No. 250; 6-4-2018 by Ord. No. 283; 3-4-2024 by Ord. No. 303; 11-4-2024 by Ord. No. 307]

District	AG-1	CP	R-1	R-2	R-2A	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	I-3
PRINCIPAL STRUCTURES															
Minimum lot frontage, lot width (feet)	—	—	—	60	—	—	—	—	None	None	200	150	200	100	100
Single-family	200	—	125	100	60	60	70	30	—	—	—	—	—	—	—
Two-family	—	—	—	—	—	100	80	—	—	—	—	—	—	—	—
Multiple-family	—	—	—	—	—	—	100	—	—	—	—	—	—	—	—
Minimum lot area per dwelling unit (square feet)	—	—	—	—	—	—	—	—	None	None	40,000	20,000	100,000	25,000	43,560
Single-family	60 000	—	20,000	5,500	8,700	7,200	8,000	2,000	—	—	—	—	—	—	—
Two-family	—	—	—	—	—	4,500	5,000	—	—	—	—	—	—	—	—
Multiple-family	—	—	—	—	—	—	2,000	—	—	—	—	—	—	—	—
Maximum building or structure height (feet)	35	—	35	35	—	35	50	25	35	35	35	35	40	45	45
Single-family	—	—	—	—	35	—	—	—	—	—	—	—	—	—	—
Maximum building coverage of lot (percent)	10%	—	—	40%	20%	25%	30%	30%	100%	100 %	20%	30%	40%	50%	60%
Single-family	—	—	—	—	25%	—	—	—	—	—	—	—	—	—	—
Minimum floor area per dwelling unit (square feet)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single-family	1,200	—	1,200	1,000	1,000	1,000	800	—	—	800	—	—	—	—	—
Two-family	—	—	—	—	—	700	700	—	—	700	—	—	—	—	—
Multiple-family	—	—	—	—	—	—	600	—	—	600	—	—	—	—	—
Minimum front yard setback (feet)	40	—	40	20	—	35	30 ³	35	10	10	50	50	75	50	50
Single-family	—	—	—	—	35	—	—	—	—	—	—	—	—	—	—
Minimum side yard² (feet)	30	—	15	10	—	10	10	10	None	None	25	25	40	25	25
Single-family	—	—	—	—	107	—	—	—	—	—	—	—	—	—	—
Minimum rear yard (feet)	50	—	40	20	—	30	30	5	None	None	25	25	40	25	25
Single-family	—	—	—	—	35	—	—	—	—	—	—	—	—	—	—
ACCESSORY STRUCTURES															
Minimum building setback (see S475-119E)	—	—	—	—	—	—	—	—	None	None	25	25	50	25	25

VICKSBURG CODE

District	AG-1	CP	R-1	R-2	R-2A	R-3	R-4	R-5	C-1	C-2	C-3	C-4	I-1	I-2	I-3
Minimum side yard ² (feet)	10	—	5	5	5	5	5	25	None	None	25	10	25	15	15
Minimum rear yard ² (feet)	10	—	5	5	5	5	5	25	None	None	25	10	25	15	15
Maximum building height (feet)	15	—	15	15	15	15	15	15	15	15	15	15	15	15	15
Maximum building coverage (percent of rear yard)	—	—	10%	15%	15%	20%	25%	20%	10%	10%	10%	10%	10%	10%	10%

Notes:

The minimum distance between multiple-family buildings within a single project area shall be as follows:

1. Where buildings are front to front or front to rear, two times the height of the taller building but not less than 50 feet.
2. Where buildings are side to side, if there are no windows on the side walls, a distance equal to the height of the taller but not less than 20 feet.
3. Where buildings are front to side, or rear to side, if there are no windows on the side walls 1 1/2 times the height of the taller building but not less than 30 feet.
4. Where buildings are rear to rear and side to side with windows on the side walls, 1 1/2 times the height of the taller building but not less than 40 feet.
5. When a roadway is located between two buildings, the width of the roadway shall be in addition to the above minimum distance between buildings.
6. No parking space shall be closer than five feet from the property line.

The setback or yard area of any commercial or industrial use, or activity associated thereto, maintained on a parcel of land adjacent to a residential district shall be two times that required within the district as specified above, or a minimum of 25 feet, whichever is greater; and said use or activity shall be effectively screened by compact evergreens, fence or wall, from any adjacent residential district.

Where property is contiguous to an existing or an officially proposed major county street, state trunkline or expressway, the minimum front, side or rear yard contiguous thereto shall be increased in depth so as to permit a:

- (1) 100-foot right-of-way for major county streets;
- (2) 120-foot right-of-way for state trunklines;
- (3) 300-foot right-of-way for expressways.

FOOTNOTES:

- ¹ Where the majority of the frontage along one side of a street within 500 feet of a vacant lot has been built upon at the time of passage of the ordinance from which this section is derived, any building hereafter erected on such vacant lot shall not be less than the average setback of the improved frontage.
- ² On corner lots, the width of the side yard adjacent to the side street shall be equal to the front yard setback of the lot adjoining the rear of such corner lot. When the lot adjoining such corner lot along the rear line does not front on the side street of the corner lot, the side yard shall not be less than two-thirds the front yard setback required for that district.
- ³ Or equal the height of the building, whichever is greater.
- ⁴ Or one-half the height of the building, whichever is greater.
- ⁵ Or three-fourths the height of the building, whichever is greater.
- ⁶ Unless that portion of the building extending beyond 35 feet in height is set back from each lot line one additional foot beyond the minimum requirement, for each foot in height above 35 feet.
- ⁷ On corner lots in the R-2A District the side yard toward the street may be less than 10 feet but not less than five feet, if a site sketch, scaled, dimensioned, and orientated is presented to the Manager with a permit of application for such action.