

ZONING ORDINANCE

14A Attachment 2

Town of Providence Village

APPENDIX 2. AREA, SETBACK, HEIGHT AND COVERAGE REGULATIONS

Zoning District	Min Lot Area	Min Lot Width (@ Ft Bldg Line) (Linear Feet)	Min Lot Depth (Average Linear Feet)	Front Setback (Linear Feet)	Side (Interior* Linear Feet)	Setback - Side Street* (Linear Feet)	Rear Setback (Linear Feet)	Height Limit (Linear Feet)	Max Ground Coverage (Linear Feet)
A	2 acres	150	250	40	10	10	10	35	
R	5,500 SF	55	100	25	7.5	10	10	35	
MH	2,500 SF	50	120	30	10	10	10	35	
MF	(a)	(a)	(a)	75	25	50	75	50	
B-1	10,000	50	80	25	20	20	20	35	
B-2	10,000	50	80	25	5 (b)	10 (b)	10	40	
I-1	12,500	60	100	25	5 (b)	(d)	10	45	
I-2	12,500	60	100	25 (c)	(d)	(d)	(e)	45	

\*An “Interior” side street setback includes lots; a “side street” setback is one in which the side yard adjoins a side street.

- (a) No lot containing multifamily units shall contain less than eleven thousand (11,000) square feet plus one thousand (1,000) square feet per dwelling unit in excess of two units.
- (b) A side yard of not less than twenty-five (25) feet in width shall be provided on the side of a lot adjoining a residential district unless an approved natural or artificial barrier is present.
- (c) A twenty five (25) foot front yard is required except that a front yard of not less than fifty (50) feet shall be provided upon that portion of a lot abutting or across a street or alley from property in a residential district.
- (d) Side yard requirements shall be the same as for the I-1 District except that a side yard of not less than fifty (50) feet in width shall be provided on the side of the lot adjoining or across the street from a residential or business district.
- (e) No rear yard is required except that a rear yard of not less than fifty (50) feet in depth shall be provided upon that portion of a lot abutting or across a street or alley from a residential district.

This chart is not complete for all districts and uses. See “District Regulations” for individual zoning districts for additional regulations.