

ZONING REGULATIONS

400 Attachment 1

City of Lone Jack

**Table 4-1 - Zoning District Performance Standards
[CC 2005 UDO Table 4-1; Ord. No. 731, 8-18-2022]**

	A	BX	RR	SR	LDR	MDR	HDR	DR	CN	CH
Minimum lot size (square feet or acres)	10	1 acre; or at least 0.75 acres, but the average lot size must be 1.2 acres for the overall development, at the applicant's option	1	18,000	15,000	12,000	9,000	10,000	10,000	20,000
Maximum building height (feet)	45	40	35	35	35	35	35	35	40	50
Minimum building setbacks (feet)										
front	40	20	40	35	30	25	25	25	20	20
side	20	20 feet or the height of the building, whichever is greater	20	15	12	10	10	10	10	10
rear	40	20	40	30	25	25	25	25	10	20
Minimum lot width (feet)	150*	n/a	150*	100*	100*	90*	80*	90*	70*	100*
Minimum lot depth (feet)	225	n/a	200	150	120	120	110	100	125	150
Minimum Floor Area (square feet)	1,200	n/a	1,200	1,200	1,200	1,200	1,200	900	N/A	N/A

* The minimum lot width at the front property line for lots on a cul-de-sac or eye brow street may be reduced by up to thirty-five percent (35%) of the width listed in Table 4-1.

A	Agricultural
BX	Business Flex Space
RR	Rural Residential
SR	Semi-Rural Residential
LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
DR	Duplex Residential
CN	Neighborhood Commercial
CH	Highway Commercial
PD	Planned Development
P	Planned Overlay District
H	Historic Overlay District