

ZONING REGULATIONS

405 Attachment 1

City of Frontenac

**TABLE 1
DISTRICT REGULATIONS**

[Ord. No. 390 §7(8), 12-11-1968; Ord. No. 446 §7, 1-11-1972; Ord. No. 2001-1200 §1, 7-17-2001;
Ord. No. 2010-1622 §§1 — 2, 5-18-2010]

Height, minimum building site area yard and minimum floor area requirements for the various districts shall be indicated in the chart below together with other regulations contained in this Chapter.

District	Minimum Building Site Area Per Dwelling Unit	Maximum Height		Depth of Front Yard (in feet) ⁵	Width of Each Side Yard (in feet) ⁵	Depth of Rear Yard (in feet) ⁵	Minimum Livable Floor Area for Single-Family Residences (in square feet)
		Stories	Feet				
“R-1” One-Acre Residential	One Acre (43,560 square feet)	2 1/2	35	60	15	50 15 feet for detached garage and accessory buildings	For first floor of 1 and 1 1/2 story residence 2,000. For a split level residence 2,000 not including overlapping floor levels. For a 2-story residence 2,400 with not less than 1,200 on the first floor.
“R-2” Residential	7,500 square feet minimum 75 feet lot width	2	30	30 ⁴	10% of lot width	20% of lot depth; not less than 20 feet	1,500
“C” Commercial	No new residence permitted	2 1/2 ³	35 ³	30	15 ¹	30 ²	None permitted
“C-1” Commercial	No new residence permitted	3	40	30	15 ¹	30 ²	None permitted
“PHFC” Planned High Fashion Center							None permitted

FRONTENAC CITY CODE

1. A side yard is required only for the side of a commercial or industrial use that adjoins a lot zoned for residential use or when a lot is used only for residential purposes. If a side yard is provided for other commercial or industrial uses, it shall not be less than 5 feet in width.
2. A rear yard is required only where a commercial or industrial use abuts upon or across a street from a lot zoned for residential use or when a lot is used only for residential purposes.
3. Where the ground area of a building site is 160,000 or more, the maximum number of stories shall be 3 and the maximum height shall be 40 feet.
4. For corner lots in the “R-2” Residential District, the minimum side lines on the side street shall be twenty percent (20%) of the lot width but not to exceed the front yard requirement for the district; however, a three (3) foot yard area shall be required for a twenty-five (25) foot frontage lot.
5. Properties adjacent to certain streams must meet the stream buffer requirements of Chapter 506—Stream Buffer Requirements.