

CITY OF PICAYUNE

MINIMUM LOT REQUIREMENTS

Zoning	District Title	Lot Area	Lot Area	Lot Width	Front	Side Yard	Any	Rear	Max Bldg Height	Max Bldg	Max Density	
		Sq. Ft.	Per D.U.	Feet	Yard	Combined	Side	Yard	Stories	Feet	Coverage	Per Acre
R - 1	Single Family Res.	10,000	10,000	90	30	14	7	25	2.5	35	35	3
R - 2	Two-Family Residential											
	*Single family	7,000	7,000	60	30	10	5	25	2.5	35	50	6
	*Duplex	5,000	10,000	70	30	16	8	30	2.5	35	50	8
R - 3	Multi Family Residential											
	*Single family	7,000	7,000	60	30	10	5	25	2.5	35	50	6
	*Duplex	5,000	10,000	70	30	16	8	30	2.5	35	50	8
	*Multi-Fam/Townhouse	See Table A & B - Page 8 - 9 of Zoning Ordinance										
R - 4	Medium Density											
	*Single Family	5,000	5,000	40	20	14	7	20	2.5	35	50	-----
	*Duplex	3,600	7,200	60	20	14	7	20	2.5	35	50	-----
	*Mobile Home	4,800	4,800	40	30	14	7	20	2.5	35	50	-----
C - **	Neighborhood Comm.											
	*Multi Family	Same as R - 3										
	*Principal Uses	5,000	-----	90	25	10	5	20	1	35	-----	-----
C - 2**	Downtown Comm.											
	*Multi Family	Same as R - 3										
	*Principal Uses	2,500	-----	30	-----	-----	-----	15	-----	-----	-----	-----
	Must conform to average set-back established											
C - 3**	Highway Commercial	6,000		60	35	20	10	10	3	40	65	-----
M - 1	Mobile Home Park Dist	3,500	3,500	40	10	20	10	10	1	35	50	-----
A - 1	General Agriculture	10,000	10,000	90	40	14	7	25	2.5	35	-----	-----
I - **	Light Industrial	10,000	-----	80	40	50	25	25	3	40	-----	65
I - 2**	Heavy Industrial	3 Acres	-----	150	100	50	25	50	3	40	-----	65
F - 1	Flood Plain District - see Section 811											

Note: Residential Zone corner lot side setback adjacent to street is same as front setback.

* No restriction except as called for under provision of Section 804.4 (d)

** In any Commercial or Industrial Zone where the Property abuts a Residential District, a minimum side or yard of forty (40) feet shall be provided, as measured from lot line nearest building or structure on the adjacent lot to the residential district. Such space shall be screened from abutting residential district.