

# **APPENDIX B- ZONE DISTRICT BULK REQUIREMENTS AND SPECIAL DESIGN STANDARDS CHART**<sup>205 206 207 208 209 210</sup>

**TABLE 1**

The chart on this page lists the relevant bulk and design standards applicable to each of the zoning districts for Morgan County.

Zone District Code Letter:	A C	A/B c	ER c	RR c	RCR c	MDR c	HDR c
Design Standards							
1. Minimum Lot Size	80 acres a d	10,000 sq ft a b	2 acres a	9,500 sq ft a b	5,000 sq ft a b	7,500 sq ft a b	5,000 sq ft a b
2. Minimum Lot Area Per Unit (MF Only) (3-625)	80 acres a d	10,000 sq ft a b	1 acre a	15,000 sq ft a b	3,500 sq ft a b	3,600 sq ft a b	2,400 sq ft a b
3. Minimum Setbacks (feet)							
Front	30	30	30	30	25	30	30
Side	25	20	20	10	10	10	10
Rear – Primary	20	20	20	20	15	15	15
Rear – Accessory	10	10	10	10	10	10	10
4. Minimum Lot Frontage Width (feet) (3-630)	120	50	75	50	50	50	50
5. Maximum Building Height (feet) (3-635)							
SFU	35	35	35	35	35	35	35
Others	100	50	35	35	35	45	50
6. Fence Height (feet)	6	6	6	6	6	6	6
Front Yard Limit (3-640)	N/A	N/A	N/A	4	4	3	3
7. Minimum Height of Utility Lines (feet)	20	20	20	20	20	20	20
8 Maximum Lot Coverage by Structures %	N/A <sup>18</sup>	10	25	30	35	40	55
9. Open Space Requirement %	N/A	N/A	N/A	N/A	N/A	50	45

**Notes:**

- a. Minimum of 2.5 acres for exemptions from subdivision, minor subdivisions and planned developments in all zones for parcels utilizing septic systems and containing a water well. Minimum of 1 acre for exemptions from subdivision, minor subdivisions and planned developments in all zones (except ER) for parcels utilizing septic systems and public water service.
- b. Lot size minimums assume public sewer and public water service when expressed in square feet (sq .ft.).
- c. 1,320' (1,320 foot) setbacks are required from animal

confinement facilities, slaughter houses, rendering plants and packing plants for residences without a SRU.

d. For residential uses. For non-residential uses – 35 acres

e. Setbacks in the Table may be modified by Se. 3-360.

**\*\*All PD district bulk requirements specified as per approved development plans.**

Key: N/A = Not Applicable

<sup>205</sup> 2008 BCC 50

<sup>206</sup> 2018 BCC 09

<sup>207</sup> 2018 BCC 09

<sup>208</sup> 2018 BCC 24

<sup>209</sup> 2017 BCC 49

<sup>210</sup> 2021 BCC 11

## APPEENDIX B –ZONE DISTRICT BULK REQUIREMENTS AND SPECIAL DESIGN STANDARDS CHART

**TABLE 1**

The chart on this page lists the relevant bulk and design standards applicable to each of the zoning districts for Morgan County.

Zone District Code Letter:	<b>C</b> c	<b>LI</b> c	<b>HI</b> c	<b>MH</b> c	<b>PD</b> c	<b>JLV</b> <b>UBR</b> c	<b>JLV</b> <b>C&amp;SRU</b> c
Design Standards							
1. Minimum Lot Size	4,000 sq ft a b	4,000 sq ft a b	10,000 sq ft a b	5,000 sq ft a b	** a b	1 Lot	1 Lot
2. Minimum Lot Area Per Unit (MF Only)	2,400 sq ft a b	N/A	N/A	N/A	**	N/A	N/A
3. Minimum Setback (feet)							
Front	30	30	30	15	**	15	25
Side	10	10	10	10	**	5	7.5
Rear - Primary	15	15	15	10	**	10	10
Rear – Accessory	10	10	10	10		10	10
4. Minimum Lot Frontage Width (feet)	30	50	100	50	**	N/A	N/A
5. Maximum Building Height (feet)							
SFU	N/A	N/A	N/A	30	**	30	35
Others	50	50	60	30	**	20	35
6. Fence Height (feet)	8	8	8	6	**	6	6
Front Yard Limit		8	8	3		4	4
7. Minimum Height of Utility Lines (feet)	20	20	20	20	**	20	20
8 Maximum Lot Coverage by Structures %	75	75	70	35	**	35	35
9. Open Space Requirement %	15	15	20	50	**	N/A	N/A

**Notes:**

- Minimum of 2.5 acres for exemptions from subdivision, minor subdivisions and planned developments in all zones for parcels utilizing septic systems and containing a water well. Minimum of 1 acre for exemptions from subdivision, minor subdivisions and planned developments in all zones (except ER) for parcels utilizing septic systems and public water service.
- Lot size minimums assume public sewer and public water service when expressed in square feet (sq .ft.).
- 1,320' (1,320 foot) setbacks are required from animal confinement

facilities, slaughter houses, rendering plants and packing plants for residences without a SRU.

- For residential uses. For non-residential uses – 35 acres
- Setbacks in the Table may be modified by Sec. 3-360.

\*\* All PD district bulk requirements specified as per approved development plans.

Key:N/A = Not Applicable.