

Sec. 2.01.00. - Establishment of base zoning districts.

2.01.01. *Official zoning map.*

- A. Henry County is hereby divided into zoning districts, as shown on the official zoning map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ULDC.
- B. The official zoning map may be amended according to the procedures set forth in section 12.02.09 of the ULDC.

2.01.02. *Residential zoning districts.* The following residential zoning districts are established:

- A. *RA: Residential-agricultural zoning district.* This district is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban and urban land; and locations to carry out agricultural activities, including those related to crops, livestock, and timber. This district will also provide for detached single-family residential dwellings that are site-built, manufactured or industrialized on lots.

1. *Development standards.*

Minimum lot area	43,560 square feet lots or 1 acre in area with septic system and county water.
	1.25 acres in area with septic system and private well.
	87,120 square feet or 2 acres in area for new subdivisions.
Minimum lot width	175 feet
Minimum front yard setback	75 feet from right-of-way line; 50 feet from right-of-way when part of a subdivision requiring new streets
Minimum side yard setback	20 feet
Minimum rear yard setback	40 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,500 square feet
Curb and gutter	Required in subdivisions
Paved driveway	Required in subdivisions; otherwise not required

Sewage system	Septic tank permitted
Water system	Well or county water

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

B. *R-1: Single-family residence zoning district.* This district is intended to provide for detached single-family residential dwellings that are site-built, manufactured or industrialized on lots.

1. *Development standards.*

Minimum lot area	43,560 square feet (1 acre)
Minimum lot width	150 feet
Minimum front yard setback	50 feet from right-of-way line
Minimum side yard setback	20 feet
Minimum rear yard setback	40 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,500 square feet
Curb and gutter	Required
Paved driveway	Required
Sewage system	Septic tank permitted
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

C. *R-2: Single-family residence zoning district.* This district is intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots.

1. *Development standards:*

Minimum lot area	30,000 square feet
Minimum lot width	125 feet
Minimum front yard setback	40 feet from right-of-way line
Minimum side yard setback	15 feet
Minimum rear yard setback	30 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,600 square feet
Curb and gutter	Required
Paved driveway	Required
Sewage system	Septic tank permitted
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

D. *R-3: Single-family residence zoning district.* This district is intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots.

1. *Development standards:*

Minimum lot area	18,000 square feet
Minimum lot width	100 feet
Minimum front yard setback	30 feet from right-of-way line
Minimum side yard setback	10 feet

Minimum rear yard setback	30 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,800 square feet
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

- 2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.
- 3. *Accessory uses:* See table 2.03.04.

E. *R-4: Single-family residence zoning district.* This district is intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots.

- 1. *Development standards:*

Minimum lot area	12,000 square feet
Minimum lot width	75 feet
Minimum front yard setback	25 feet from right-of-way line
Minimum side yard setback	10 feet
Minimum rear yard setback	25 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,800 square feet
Curb and gutter	Required

Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.
 3. *Accessory uses:* See table 2.03.04.
- F. *R-5: Single-family residence zoning district.* This district is intended to provide for detached single-family residential dwellings that are either site-built or industrialized on lots.
1. *Development standards:*

Minimum lot area	10,890 square feet
Minimum lot width	75 feet
Minimum front yard setback	25 feet from right-of-way line
Minimum side yard setback	10 feet
Minimum rear yard setback	25 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,800 square feet
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

- 2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.
- 3. *Accessory uses:* See table 2.03.04.
- G. *RD: Residential duplex district.* This district is intended to provide locations for duplex structures, where central water and central sewer are available on lots.
 - 1. *Development standards.*

Minimum lot area	30,000 square feet
Minimum lot width	125 feet
Minimum front yard setback	40 feet from right-of-way line
Minimum side yard setback	15 feet
Minimum rear yard setback	30 feet
Maximum height	45 feet for new subdivisions, 35 feet for all other situations.
Minimum heated floor area	1,000 square feet per dwelling unit.
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

- 2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.
- 3. *Accessory uses:* See table 2.03.04.
- H. *RM: Multifamily residential district.* This district is intended to provide locations for the development of multifamily residences or cluster housing developments.
 - 1. *Development standards:*

Minimum lot area	43,560 square feet or one acre in area
Minimum lot width	100 feet
Minimum front yard setback	60 feet from right-of-way line
Minimum side yard setback	15 feet
Minimum rear yard setback	20 feet
Maximum height	65 feet for new development, 50 feet for all other situations.
Minimum heated floor area	650 square feet for a one bedroom, 900 square feet for a two-bedroom and 200 square feet for each additional bedroom over two. 1,800 square feet for cluster housing developments.
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.
3. *Accessory uses:* See table 2.03.04.
- I. *RS: Residential suburban district. This district is intended to provide locations for a combination of two (2) of the following: single-family, duplex, or multifamily developments.*
 1. *Development standards:*

Minimum lot area	217,800 square feet or five acres in area
Minimum lot size per unit	7,260 square feet

Minimum lot width	60 feet
Minimum front yard setback	25 feet from right-of-way line
Minimum side yard setback	10 feet
Minimum rear yard setback	25 feet
Maximum height	45 feet for new development, 35 feet for all other situations.
Minimum heated floor area	1,800 square feet for single-family homes 1,000 square feet per dwelling unit for duplexes Apartments: 650 square feet for a one bedroom 900 square feet for a two bedrooms 200 square feet for each additional bedroom over two
Curb and gutter	Required
Paved driveway	Required
Sewage system	Public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

J. *RMH: Mobile or manufactured home development district.* This district is intended to provide locations for mobile or manufactured homes in parks, subdivisions, or other similar unified development arrangements on lots. See section 4.03.16 for manufactured home park standards.

1. *Development standards.*

Minimum lot area	30,000 square feet with septic system and county water 18,000 square feet with public sewer and county water
Minimum lot width	125 feet
Minimum front yard setback	60 feet from right-of-way line

Minimum side yard setback	15 feet
Minimum rear yard setback	40 feet
Maximum height	35 feet
Minimum heated floor area	1,000 square feet
Curb and gutter	Required
Paved driveway	Required
Sewage system	Septic tank permitted or public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

2.01.03. *Commercial, office and institutional zoning districts.*

A. *OI: Office-institutional district.* This district is intended to provide for the development of a complimentary mix of business, professional and institutional activities that are compatible with the primary purpose of this district. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.

1. *Development standards.*

Minimum lot area	32,670 square feet with septic system and county water 10,000 square feet with public sewer and county water
Minimum lot width	125 feet with septic system, 100 feet with public sewer
Minimum front yard setback	50 feet from right-of-way line
Minimum side yard setback	15 feet
Minimum rear yard setback	20 feet
Maximum height	Unlimited for new development, 75 feet for all other situations

Sewage system	Septic tank permitted or public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

- B. *C-1: Neighborhood commercial district.* This district is intended to provide locations for limited retail and service uses to satisfy the common and frequent needs of residents of nearby residential neighborhoods. It is further the intent of this district to encourage such uses to be a part of a neighborhood convenience shopping center. Accessory uses and structures and essential public services are permissible.

1. *Development standards.*

Minimum lot area	32,670 square feet with septic system and county water 10,000 square feet with public sewer and county water
Minimum lot width	125 feet with septic system 60 feet with public sewer
Minimum front yard setback	50 feet from right-of-way line
Minimum side yard setback	None, except 30 feet on corner lots
Minimum rear yard setback	20 feet
Maximum height	Unlimited for new development, 50 feet [for all other situations]
Sewage system	Septic tank permitted or public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

- C. *C-2: General commercial district.* This district is intended to provide locations for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial centers, neighborhood shopping centers, or community shopping

centers. Accessory uses and structures, essential public services and all "permitted" C-1 uses are permissible.

1. *Development standards:*

Minimum lot area	32,670 square feet with septic system and county water 10,000 square feet with public sewer and county water
Minimum lot width	125 feet with septic system 100 feet with public sewer
Minimum front yard setback	50 feet from right-of-way line
Minimum side yard setback	None, except 30 feet on corner lots
Minimum rear yard setback	20 feet
Maximum height	Unlimited for new development, 50 feet [for all other situations]
Sewage system	Septic tank permitted or public sewer system
Water system	County water system

D. *C-3: Highway commercial district.* This district is intended to provide areas for commercial activities which provide products and services that require locations with the highest level of access to major highways and regional transportation systems. Permissible uses also include essential public services, accessory uses and structures, and all "permitted" C-1 and C-2 uses.

1. *Development standards:*

Minimum lot area	32,670 square feet with septic system and county water 10,000 square feet with public sewer and county water
Minimum lot width	125 feet with septic system 100 feet with public sewer
Minimum front yard setback	50 feet from right-of-way line
Minimum side yard setback	None, except 30 feet on corner lots
Minimum rear yard setback	20 feet

Maximum height	Unlimited for new development, 50 feet [for all other situations]
Sewage system	Septic tank permitted or public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

2.01.04. *Industrial zoning districts.*

A. *M-1: Light manufacturing district.* This district is intended to provide for light industrial uses which do not produce, store, or handle hazardous wastes. Permissible uses include commercial and industrial activities involved in manufacturing, processing, assembly, storage, or sale of products. Accessory uses and structures and essential public services are permissible.

1. *Development standards.*

Minimum lot area	43,560 square feet with septic system and county water 30,000 square feet with public sewer and county water
Minimum lot width	125 feet with septic system 100 feet with public sewer
Minimum front yard setback	70 feet from right-of-way line
Minimum side yard setback	None, except 30 feet on corner lots
Minimum rear yard setback	40 feet
Maximum height	Unlimited for new development, 75 feet for all other situations
Sewage system	Septic tank permitted or public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

B. *M-2: Heavy manufacturing district.* This district is intended to provide for the broadest range of industrial operations permitted in the county. It is the district for location of those industries which may have negative impacts or nuisance factors. Accessory uses and structures, essential public services and all "permitted" M-1 uses are permissible.

1. *Development standards:*

Minimum lot area	43,560 square feet
Minimum lot width	150 feet
Minimum front yard setback	70 feet from right-of-way line
Minimum side yard setback	None, except 30 feet on corner lots
Minimum rear yard setback	40 feet
Maximum height	Unlimited for new development, 75 feet for all other situations
Sewage system	Septic tank permitted or public sewer system
Water system	County water system

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

2.01.05. *Mixture of residential, office and institutional, commercial, and industrial zoning districts.*

A. *MU: Mixed-use district.* This district is intended to provide locations for office, institutional, personal service, single-family, duplex, cluster housing, and multifamily residential uses, accessory uses or structures, and essential public services. Lots and parcels may be used for a single use, or may contain a mixture of uses within a single development site. This district is intended to allow the flexibility of development standards. Accessory uses and structures and essential public services are permissible.

1. *Development standards:*

Minimum lot area	10,890 square feet
Minimum lot width	75 feet
Minimum front yard setback	20 feet from right-of-way line
Minimum side yard setback	10 feet

Minimum rear yard setback	30 feet
Maximum height	Unlimited for new development, 75 feet for all other situations
Sewage system	Public sewer system
Water system	County water system

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.

3. *Accessory uses:* See table 2.03.04.

B. *IAC: Interchange activity center district.* This district is intended to provide locations at the intersection of two (2) major arterials or at interstate interchanges to accommodate transient shopping, lodging, and hospitality uses, and to provide locations with the highest level of access to meet the needs for product distribution. This district is intended as a mixed-use development. The following types of uses are permissible: multifamily residential, regional commercial, lodging, regional services, and essential public services. Uses may be combined within a development project in this district.

1. *Development standards:*

Minimum lot area	32,670 square feet
Minimum lot width	75 feet
Minimum front yard setback	50 feet from right-of-way line
Minimum side yard setback	None, except 30 feet on corner lots
Minimum rear yard setback	20 feet
Maximum height	Unlimited for new development, 125 feet for all other situations
Sewage system	Public sewer system
Water system	County water system

Zero lot line developments are allowed as an optional development pattern by right for single-family uses within this zoning district.

2. *Permitted uses and supplemental standards:* See tables 2.03.02 and 2.03.03.
3. *Accessory uses:* See table 2.03.04.

(Ord. No. 10-20, § I(2)—(4), 6-15-10; Ord. No. 11-05, § I, 7-19-11)