

Table 7-1B: Area and Dimensional Regulations for Residential Districts

NOTE: The following area and dimensional requirements are subject to modifications and exceptions in Article 6 Supplementary Regulations. For area and dimensional requirements for Townhouses, refer to [§11-3](#).

Zoning District		R-1-1	R-1-2	R-1-3	R-1-4	R-1-5	R-2	R-3	R-4
Max. Building Height , in Habitable Stories		3	3	3	3	3	3	3	4
Min. Lot Area	Single-family (per DU) Duplex (per Duplex)	40,000 na	20,000 na	15,000 na	11,000 na	8,000 Na	9,000 9,000	9,000 9,000	9,000 9,000
	Multiple-family, 11-20	na	na	na	na	Na	na	10,000 sf for the first 3 DUs plus 2,000 sf per additional DU	
Max. Density (DU/ac)		1.0	2.0	2.5	3.5	5.0	9.5	10	20
Min. Lot Width	Single-family Duplexes	165 ft na	100 ft na	85 ft* na	75 ft na	60 ft Na	50 ft 50 ft	50 ft 50 ft	50 ft 50 ft
	Multiple-family, 11-20	na	na	na	na	na	na	100 ft for the first 3 DUs plus 2 ft per additional DU up to a maximum of 300 ft for R-3 and 500 ft for R-4	
Max. Bldg. Coverage		17%	20%	25%	30%	40%	30%	25%	25%
Max. Impervious Surfaces**		30%	35%	40%	50%	55%	50%	55%	60%
Min. Front Yard , see §6-3		40 ft	40 ft	35 ft	40 ft	40 ft	30 ft	30 ft	30 ft
Min. Rear Yard , see §6-3		40 ft	40 ft	40 ft	40 ft	30 ft	30 ft	30 ft	35 ft
Min. Side Yard , see §6-3	Single-family	30 ft	15 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
	Duplexes	na	na	na	na	na	10 ft	20 ft	20 ft
	Multiple-family, 11-20	na	na	na	na	na	na	30 ft	30 ft
Min. Street Side Yard for detached Single-family and Duplex Dwellings only, see §6-3E		30 ft	15 ft	15 ft	15 ft	15 ft	10 ft	10 ft	10 ft

Note: For the purposes of this Table, "na" indicates that the use is not permitted in the district and therefore no area or dimensional regulation is applicable.

*All waterfront Lots shall have Direct Frontage on the Gulf of Mexico or Little Lagoon and Direct Frontage on Hwy. 182 and a minimum Lot Width of 100 ft shall be provided along the entire depth of the Lot.

** For Gulf front Lots, this includes Lot Area north of the CCCL.

Table 7-1C: Fort Morgan Peninsula Overlay District Area and Dimensional Requirements

Zoning District	Max. Bldg. Height in Habitable Stories	Min. Lot Area	Min. Lot Area per DU	Max. Density	Min. Lot Width*	Max. Bldg. Coverage	Max. Impervious Surface Coverage***	Minimum Yards see §6-3E			
								Front	Rear	Side	Street Side
R-1-2 FM	3	20,000 sf	20,000 sf	2.0	80/100 ft**	25%	35%	30 ft	30 ft	10 ft	15 ft
R-1-4 FM	3	11,000 sf	11,000 sf	4.0	75 ft						
R-2 FM	3	11,000 sf	11,000 sf	4.0	60 ft						

* All waterfront Lots shall provide the minimum Lot Width along the entire depth of the Lot.

** An eighty (80) ft or 100 ft minimum Lot Width shall be required based on the requirement of the applicable County zoning classification prior to annexation.

*** For Gulf front Lots, this includes Lot Area north of the CCCL.