

Zoning Requirements Table

Address: 1031 Elk Rd Block 175 Lot 3

Zoning Requirements for RE district are found in the Elk Code Section 96-71.

Single Family detached dwellings ~~are~~ are not a permitted use.

Bulk regulations for single family detached units in the RE district:

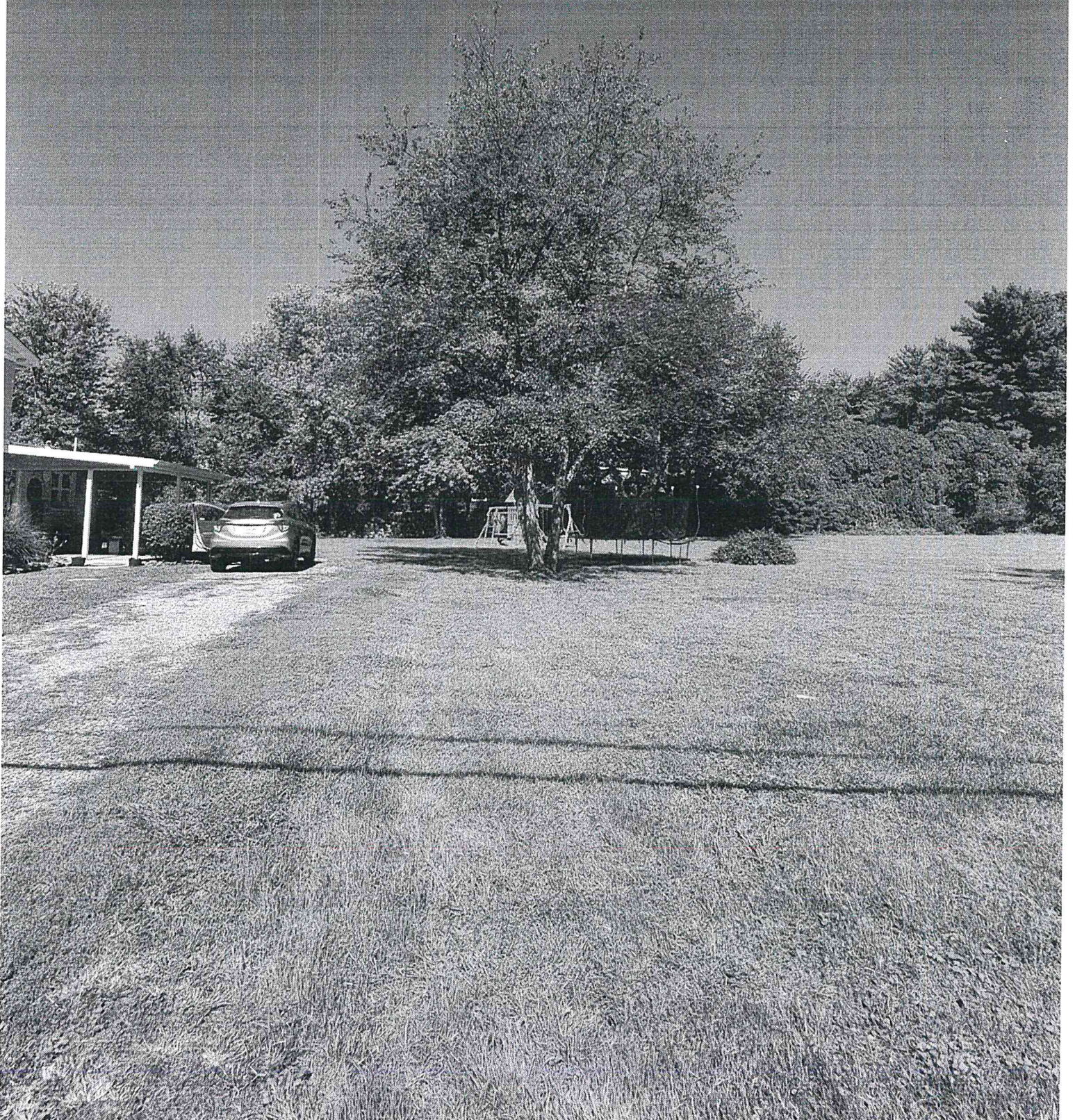
<u>Description</u>	<u>Size</u>	<u>Size</u>	<u>Complies/</u>
<u>Of Regulation</u>	<u>Permitted</u>	<u>Requested</u>	<u>Existing Condition</u>
Minimum Lot Size	<u>90,000 sq ft</u>	<u>69,173 sq ft</u>	<u>EC</u>
Minimum Front Yard	<u>50 ft</u>	<u>31.81 ft</u>	<u>EC</u>
Minimum Rear Yard	<u>40 ft</u>	<u>34.84 ft</u>	<u>EC *</u>
Side Yards	<u>20 ft one</u>	<u>> 20 ft</u>	<u>C</u>
Side Yards	<u>50 ft both</u>	<u>> 50 ft</u>	<u>C</u>
Minimum Width at Building Line	<u>150 ft</u>	<u>> 166.71 ft</u>	<u>C</u>
Minimum Lot Depth	<u>200 ft</u>	<u>166 ft</u>	<u>EC</u>
Minimum Lot Frontage	<u>135 ft</u>	<u>166.71 ft</u>	<u>C</u>
Maximum Building Height	<u>35 ft</u>	<u>< 35 ft</u>	<u>C</u>
Maximum Building Coverage	<u>15 %</u>	<u>5 %</u>	<u>C</u>
Maximum Impervious Coverage	<u>20 %</u>	<u>< 6 %</u>	<u>C</u>

C= Complies

EC= Existing Conditions that pre-dates the zoning ordinance

* Elk Code 96-66 H. requires corner lots to have 1 front yard and 1 rear yard along the 2 Rights of Way and that the remaining yards be side yards.

Picture
taken from
21K Rd.



Picture
taken from
Haynicz Rd

