

ZONE REGULATIONS SUMMARY

HIGHLAND HEIGHTS, KENTUCKY

ZONE REQUIREMENTS	C-O	R-RE	R-1B	R-1C	R-1D	R-1E
Minimum Lot Area (in square feet)	5 acres	3 acres	½ acre	12,500	9,000	7,500
Density – Dwelling Units Per Net Acre	--	.33	2.0	3.5	4.8	5.8
Minimum Lot Width At Building Setback Line (in feet)	300	300	100	80	70	60
Minimum Front Yard Depth (in feet)	100	75	40	35	30	30
Minimum Side Yard Width On Each Side Of Lot (in feet)	50	75	15	12	10	8
Minimum Rear Yard Depth (in feet)	50	25	25	25	25	25
Maximum Building Height (in feet)	25	25 feet or 2-1/2 stories	25 feet or 2-1/2 stories	25 feet or 2-1/2 stories	25 feet or 2-1/2 stories	25 feet or 2-1/2 stories
Development Plan Required (Section 9.19)	--	--	--	--	--	--

- (1) Minimum site for a RMHP Zone is 10 acres with minimum distance of 500 feet along a deeded right-of-way.
- (2) Refer to section 10.12 for specific requirements.
- (3) Minimum area for a PUD and the MLU Zone is 25 acres.
- (4) Minimum area for a RCD Zone is 5 acres.
- (5) As approved by the Planning Commission according to the Stage I Development Plan.
- (6) Minimum front, side, and rear yard requirement of 100 feet, where the lot abuts a major arterial street as defined in the city's comprehensive plan.
- (7) Refer to Section 10.17 for specific requirements.
- (8) As approved by the Planning Commission according to the Stage II Development Plan.

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HIGHLAND HEIGHTS, KENTUCKY

ZONE REQUIREMENTS	R-1EF	R-1F	R-1G	R-1H	R-2	R-3
Minimum Lot Area (in square feet)	7,500	6,000	5,000	4,000	20,000 – first 4 units, 4,000 each additional unit	12,500 - first 4 units, 2,000 each additional unit
Density – Dwelling Units Per Net Acre	5.8	7.3	8.7	10.9	10	20
Minimum Lot Width At Building Setback Line (in feet)	50	50	40	40	100	100
Minimum Front Yard Depth (in feet)	20	25	20	20	40	40
Minimum Side Yard Width On Each Side Of Lot (in feet)	8	5	5	5	15	15
Minimum Rear Yard Depth (in feet)	25	25	25	25	30	30
Maximum Building Height (in feet)	25 feet or 2-1/2 stories	25 feet or 2-1/2 stories	25 feet or 2-1/2 stories	25 feet or 2-1/2 stories	40 feet or 3 stories	40 feet or 3 stories
Development Plan Required (Section 9.19)	--	--	--	--	X	X

- (1) Minimum site for a RMHP Zone is 10 acres with minimum distance of 500 feet along a deeded right-of-way.
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- (3) Minimum area for a PUD and the MLU Zone is 25 acres.
- (4) Minimum area for a RCD Zone is 5 acres.
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- (6) Minimum front, side, and rear yard requirement of 100 feet, where the lot abuts a major arterial street as defined in the city's comprehensive plan.
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HIGHLAND HEIGHTS, KENTUCKY

ZONE REQUIREMENTS	RMHP	PUD	RCD	SC	NSC	GC
Minimum Lot Area (in square feet)	6,500 (1)	(3)	(4)	10 acres	8 acres	15,000
Density – Dwelling Units Per Net Acre	6.7	(5)	(5)	--	--	--
Minimum Lot Width At Building Setback Line (in feet)	60	(5)	(5)	--	--	75
Minimum Front Yard Depth (in feet)	20	(5)	(5)	50	50 (6)	(7)
Minimum Side Yard Width On Each Side Of Lot (in feet)	(2)	(5)	(5)	50	50 (6)	(7)
Minimum Rear Yard Depth (in feet)	20	(5)	(5)	50	50 (6)	(7)
Maximum Building Height (in feet)	25	(5)	(5)	40 feet or 3 stories	40 feet or 3 stories	6 stories
Development Plan Required (Section 9.19)	X	(8)	(8)	X	X	X

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HIGHLAND HEIGHTS, KENTUCKY

ZONE REQUIREMENTS	PO	LSC	MLU
Minimum Lot Area (in square feet)	15,000	22,500	(3)
Density – Dwelling Units Per Net Acre	--	--	(5)
Minimum Lot Width At Building Setback Line (in feet)	100	100	(5)
Minimum Front Yard Depth (in feet)	30	30	(5)
Minimum Side Yard Width On Each Side Of Lot (in feet)	15	15	(5)
Minimum Rear Yard Depth (in feet)	25	25	(5)
Maximum Building Height (in feet)	40 feet or 3 stories	40 feet or 3 stories	(5)
Development Plan Required (Section 9.19)	X	X	(8)

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