

TOWN OF MT. JACKSON ZONING CHART

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD SIZE			MAXIMUM BUILDING HEIGHT
	AREA	WIDTH	COVERAGE	FRONT	SIDE	REAR	
(A-1) Agriculture	60,000 square feet	200 feet	30%	40 feet	40 feet	60 feet	35 feet
(R-1) Low-Density Residential	12,000 square feet	100 feet	30%	35 feet	15 feet	20 feet	35 feet
(R-2) Medium-Density Residential	10,000 square feet	70 feet	30%	35 feet	10 feet	20 feet	35 feet
(R-3) High-Density Residential	8,000 square feet	70 feet	40%	30 feet	10 feet	20 feet	35 feet
(B-1) Central Business	6,000 square feet	None	None	None	None	None	35 feet
(B-2) Highway Business	10,000 square feet	75 feet	None	40 feet	15 feet	20 feet	35 feet
(B-3) Shopping Center	5 acres	None	30%	40 feet	25 feet	40 feet	35 feet
(I-1) Limited Industrial	1 acre	150 feet	70%	50 feet	50 feet	5 feet	35 feet
(MH-1) Planned Mobile Home Residential	7,500 square feet	50 feet	35%	35 feet	10 feet	25 feet	15 feet

NOTES:

- (1) Corner lots require minimum frontage on both roadways.
- (2) The shortest side of a lot fronting upon a street shall be considered the front of the lot, and the longest side fronting upon a street shall be considered the side of the lot.
- (3) All residential districts require public water and sewer, storm water management systems, underground utilities, curbs, gutters, sidewalks and street lights. Larger lot sizes apply to on-site water and/or sewer lots.
- (4) Special Use Permits are required for duplexes in Medium-Density Residential (R-2) District and multi-family units in the High-Density Residential (R-3) District.