

STANDARDS FOR RESIDENTIAL ZONING.

	<u>SF-1</u>	<u>SF-2</u>	<u>SF-3</u>
Minimum Lot Area	1.5 Acres	7500sf	5000sf
Minimum Lot Width	150'	60'	60'
Minimum Lot depth	200'	100'	100'
Maximum Lot Coverage	15%	35%	35%
Front Yard Setback*	35'	25'	25'
Side Yard Setback*	5'	5'	5'
Rear Yard Setback*	10'	10'	10'
Maximum Height	2.5 stories	2.5 stories	2.5 stories
Minimum SF	1800	1500	1000

Sec. 28.5 "Small homes shall be permitted only within the Single Family-3 (SF-3) zoning district with a specific use permit (SUP)."Small home means a cottage or bungalow consisting of a single story, constructed with a permanent foundation, and meeting all other requirements of the building codes in place at the time of its construction, unless otherwise provided herein. Small homes shall be a minimum size of 700 square feet and may not exceed 999 square feet in size.

Sec. 22-2. - Permitted location of manufactured homes and mobile homes.

No mobile home or manufactured home shall be located within the city except within a manufactured home park or a manufactured home subdivision as permitted in the City of Paris Zoning Ordinance. Freestanding mobile homes and manufactured homes are prohibited. Mobile homes and manufactured homes located in the city as of January 9, 2017, shall be considered as legal nonconforming uses and shall be regulated as set forth in section 15, nonconforming uses and structures, of the City of Paris Zoning Ordinance.

*The setbacks on the plat will override the zoning standards.