

Warren County Zoning Districts Dimensional Criteria

Zoning District	Minimum	Minimum	Maximum	Setbacks		
	Lot Size	Lot width	Length to Width Ratio	** Front	** Rear	** Side
Agricultural (A)	2 acres	200 feet	4 to 1			
(cluster housing development)	1 acre	150 feet	4 to 1			
(family division)	1.5 acres	200 feet	4 to 1			
principal building				50	35	15
accessory building*				50	10	10
Rural Residential (RR)	2 acres	200 feet	4 to 1			
principal building				50	35	15
accessory building*				50	10	10
Residential - 1 (R-1)	1 acre	150 feet	3.5 to 1			
principal building				50	35	15
accessory building*				50	10	10
Residential - 2 (R-2)	1 acre	150 feet	3.5 to 1			
principal building				50	35	15
accessory building*				50	10	10
Village Residential (VR)	1/2 acre	75 feet	4 to 1			
principal building				25	15	15
accessory building*				25	10	10
Suburban Residential (SR)	1/4 acre	75 feet	NA			
principal building				20	20	15
accessory building*				20	5	5
Commercial (C)	1/2 acre	100 feet	4 to 1			
principal building				50	15	15
accessory building*				50	10	10
Industrial (I)	1 acre	150 feet	4 to 1			
principal building				50	15	15
accessory building*				50	10	10

Accessory structures** shall be in the side and rear yards only, except on agricultural zoned lots i. equal to or greater than two acres, where one accessory building may be placed in the front yard, provided that it is set back a minimum of 50 feet from the right-of-way; ii. equal to or greater than ten acres with no more than 2 accessory buildings may be placed in the front yard, provided that it is set back a minimum of 50 feet from the right-of-way; or iii. equal to or greater than twenty acres where no more than 3 accessory buildings may be placed in the front yard, provided that it is set back a minimum of 50 feet from the right-of-way. Also, on lots of 2 acres or more where the elevation change in the front is more than 40 feet within the first 150 feet back from the right of way, one accessory structure may be placed in the front yard provided it has a 50 foot minimum front setback. In Agricultural zones, the size and number of accessory structures erected without a primary building & for lot maintenance use only are limited based on lot size. For lots less than 2 ac, an accessory building no larger than 150 sq. ft.; lots equal to or greater than 2 ac an accessory building no larger than 600 sq. ft.; and lots equal to or greater than 10 ac an accessory building no larger than 1000 sq. ft. is permitted. In Residential zones, the size and number of accessory structures are limited based on lot size, and the height is limited to 12 feet with the exception of the Rural Residential (RR) zone which is 20 feet. For lots of 1 acre or less, an accessory building of 600 sq. ft. is permitted, for lots of greater than 1 acre up to 3 acres, 2 accessory buildings totaling no more than 900 sq. ft. is permitted, and for lots over 3 acres, 2 accessory buildings totaling no more than 1,200 sq. ft. is permitted. A detached garage of up to 600 sq. ft. is permitted in addition to the number and square footage cited above. A garage of more than 600 sq. ft. may be permitted by adding the allowed square footage cited above for an accessory building into the garage in lieu of putting that square footage into an accessory building (*Sec. 180-12, 180-31*). *Lots** shall be determined as follows: (a) On interior lots the front shall be the portion nearest the street. (b) In the case of a through lot the Zoning Administrator shall designate the front, and may require that a front yard be provided at both ends of the lot. (c) On corner lots the front shall be the boundary fronting on the arterial street of the two intersecting streets or the street that provides the principal means of access to the site. In addition, the setback is 50 feet from any adjoining street. The remaining two sides shall be designated as side yards. (d) In the case of a through-corner lot the owner may select the front, provided that the lot width requirements are met. The Zoning Administrator may require that more than one front yard be provided (*Sec. 180-12*).