

# CITY OF HUNTINGTON PARK

<b>RESIDENTIAL ZONING DISTRICT DEVELOPMENT STANDARDS</b>			
<b>STANDARD</b>	<b>R-L</b>	<b>R-M</b>	<b>R-H</b>
Maximum Units/Acre	8.712	17.424	20.0
Lot Area (square feet)	5000	5000	15000
Lot Width (feet)	45	45	100
Lot Depth (feet)	80	100	100
Front Setback (feet)	20	15	10
Rear Setback (feet)	10	10	10
Side Setback (each)	4 feet plus 1 foot for each story over 1 story		
Side Setback (street side)	10 feet plus 1 foot for each story over 1 story		
Lot Coverage (Building Footprint) (percent, maximum)	45%	55%	65%
Distance Between Structures(feet)	6	10	10
Structure Height (feet, maximum)	35 2 stories	35	45
Private Outdoor Useable Space (s.f. per unit)	450	250/200	200/150
Common Useable Open Space (square feet per unit)	0	200	200
Main Structure Height (maximum)	35 feet 2 stories	35 feet	45 feet
Accessory Structure Height (maximum)	20 feet or 1 story whichever is less		
Antennae, Vertical	(Refer to Chapter 3 Article 1 Property Development Standards)		
Fences, Walls, and Hedges	(Refer to Chapter 3 Article 1 Property Development Standards)		
Satellite Dish Antennae	(Refer to Chapter 3 Article 1 Property Development Standards)		

<b>MINIMUM ROOM SIZE STANDARDS</b>	
<i>Room</i>	<i>Minimum Area In Square Feet</i>
Garage (2-car)	400
Bedroom	100
Full bath (tub, toilet, and lavatory)	50
Three-quarter bath (Stall shower, toilet, and lavatory)	35
Half bath (toilet and lavatory)	25

<b>COMMERCIAL/OFFICE/ MIXED USE ZONES DEVELOPMENT STANDARDS</b>					
<b>STANDARD</b>	<b>C-P</b>	<b>C-N</b>	<b>C-G</b>	<b>PP</b>	<b>PV</b>
Floor Area Ratio (maximum)	1:1	1:1	2:1	4:1	4:1
Lot Area (square feet)	5000	5000	5000	5000	5000
Front Setback (feet)	5	5	5	0	0
Rear Setback (feet)	0	0	0	0	0
Side Setback (each)	0	0	0	0	0
Side Setback (street side)	5	5	5	0	0
Structure Height (feet, max.)	40	30	40	40	40
Lot Frontage/Width	50	50	50	50	50

**ACCESSORY STRUCTURE  
SINGLE FAMILY ATTACHED HOMES**

<b>Structure/ Construction/Equipment</b>	<b>Property Line</b>	<b>Required Setback (In Feet)</b>
Detached Garage	Rear 50% of lot	0/3 with openings
	Side	0/3 with openings
	Side (street)	Main building setback
Spa, spa equipment, storage shed, fish pond, ground-based antennae	Front	3
	Side	3
	Rear	3
Stationary barbecue, fire pit, attached patio cover, gazebo	Front	3
	Side	3
	Rear	3
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Front	1
	Side	1
	Rear	1

**ACCESSORY STRUCTURES  
SINGLE FAMILY DETACHED HOMES**

<b>Structure/Construction/Equipment</b>	<b>Property Line</b>	<b>Required Setback (In Feet)</b>
Detached Garage	Rear	0 (no windows/doors)* 3 (with openings)*
	Side	0 (no windows/doors)* 3 (with openings)*
	Side (street)	Main building setback
Swimming pool, spa, storage shed, fish pond	Rear	3
	Side	3
	Side (street)	Main building setback
Stationary barbecue, fire pit, attached patio cover, gazebo	Rear	3
	Side	3
	Side (street)	Main building setback
Unenclosed/detached patio cover (within rear 1/3 of parcel)	Rear	1
	Side	1
	Side (street)	Main building setback
Air conditioning equipment, pool and spa equipment, and ground-based antennae	Rear	3
	Side	3 located in rear yard; Main building setback located in side yard.
	Side (street)	3 located in rear yard; Main building setback located in side yard.
Tennis court	Front, side, rear	Main building setback
Balcony, exterior stairs in excess of 30 inches	Front, side, rear	Main building setback

\* If in the rear 33% of the lot, otherwise main building setback requirements apply.  
In no case shall a structure, construction, projection, or equipment be placed or occur beyond the property lines of the subject parcel.