

### 3.5. LOT SIZE, DENSITY AND SETBACKS

#### 3.5.1. MINIMUM LOT SIZE

Every property upon which a principal use may be located shall meet or exceed the following requirements for its respective zoning district except that the Minimum Lot Size (square feet) requirements in column three of Table 3-3 shall have application only in the city; everything else in Section 3.5.1 shall remain the same. Exception: the Minimum Lot Size (square feet) requirements in column three of Table 3-3 shall not apply to a subdivision of land in designated Redevelopment Districts in the City of Rome.

Table 3-3  
**Minimum Lot Size**

Zoning District	Use or Density (sq. ft. per unit unless otherwise noted)	Minimum Lot Size (square feet)	Minimum Lot Width Major Sts. (feet)	Minimum Lot Width Other Sts. (feet)
A-R	Public water and sewerage	7,200	150	60
	Public water, private sewerage	20,000	150	80
	Private water and sewerage	1 acre	150	150
	Other uses	None	None	None
S-R	Single Family Residential:			
	Public water and sewerage	7,200	150	60
	Public water, private sewerage	20,000	150	80
	Private water and sewerage	1 acre	150	150
D-R	Single Family and Two Family Residential:			
	Public water and sewerage	8,500	150	80
	Public water, private sewerage	1 acre	150	100
	Private water and sewerage	N/A	N/A**	N/A
	Other uses	None	None	None
HT-R	5000	5000	150	60
	4000	8000	160	80
LT-R	12,500	12,500	150	60
	D-R - 12,500	12,500	160	80
M-R	Multifamily 14 units/acre	1 acre	300	150
	Tri/Duplex – 4000***	12,000	N/A**	100/80
	Townhomes***	1 acre	N/A**	18
	M.H. Park 6***		See Article 4	
	Residential Cluster – 10 units/acre	1 acre (43,560 sq. ft.)	N/A**	100/80
N-O-C	10,000	10,000	90	90
O-I	N/A	20,000	300****	150

C-C	Residential	See M-R District		
	Non-residential	30,000*****	300****	150
C-B-C	none	none	26	26
UMU		None	26	26
H-C	N/A	30,000*****	300****	150
L-I	N/A	30,000	300****	150
H-I	N/A	5 acres	300	N/A
P-D	Densities and lot sizes established as part of zoning approval for each Planned Development			

\*Unless specified elsewhere in this code

\*\*Development that is not permitted along major streets

\*\*\*Specific standards are found in Article 4 of this code

\*\*\*\*Minimum lot width may be reduced to 150 feet if shared access is provided with adjacent lot

\*\*\*\*\* Minimum Lot Size in C-C & H-C may be reduced, per agreement of the Building Official and Planning Director

### 3.5.2. MINIMUM PRINCIPAL BUILDING SETBACKS

All principal buildings on a lot shall be set back from the rights-of-way lines and property lines bounding the lot no less than the distances shown on the following table:

Table 3-4  
**Minimum Setback - Principal Buildings**

Front				
Zoning District	Major Street*	All Other Streets	Side	Rear
A-R	60	40	10	25
<b>S-R</b>				
Single Family or Duplex	40	25	7	25
Zero-Lot Line	N/A **	25	10 ft. btw. Buildings 0 along internal lot line	20
<b>D-R</b>				
Single Family & Two Family Residential	N/A**	20	5 0 along internal lot line	20
<b>HT-R &amp; LT-R***</b>				
Single Family & Two Family Residential	N/A**	20	5	20
Zero-Lot Line	N/A**	20	10 ft. btw. Buildings	20
<b>M-R</b>				
Multifamily	20	20	30	30
Tri/Duplex	N/A**	25	15	25
Townhomes	N/A**	20	20****	25
Manf. Home Park	40	40	40	40
Residential Cluster	N/A**	25	15	25
N-O-C***	20	20	10	20
O-I	20	20	10	25

C-C	20	20	15	30
C-B-C	None	None	None	None
UMU	None	None	None	None
H-C	40	30	20	30
L-I	40	30	20*****	30*****
H-I	100	N/A	200*****	200*****
P-D	Setbacks established as part of zoning approval for each Planned Development			

\*Residential lots shall not be platted to front directly on the right-of-way of a major arterial, unless adequate provisions for access have been established.

\*\*Development that is not permitted along major streets

\*\*\*If the adjacent property on both sides is developed with a similar use, new construction or infill development shall provide a setback equal to the average setback on the adjacent properties

\*\*\*\*Individual townhouse units may provide 0 feet side yard separation, but end units must provide 20-foot side yards on the periphery of the lot.

\*\*\*\*\*No setback required where adjacent to rail line. For parcels zoned H-I, side and rear setbacks shall be the same as for the L-I district when adjacent to other H-I properties.

### 3.6. STRUCTURE HEIGHTS

#### 3.6.1. MAXIMUM STRUCTURE HEIGHTS

The maximum height of all structures in each zoning district (except as provided in the subsections below) shall be as follows:

Table 3-5  
**Maximum Structure Height –  
Principal Buildings**

Zoning District	Maximum Building or Structure Height (feet)
A-R	45
S-R	45
D-R	30
HT-R	45
LT-R	45
M-R	45
N-O-C	35
O-I	45
C-C	45
C-B-C	75
U-M-U	100
H-C	45
L-I	45
H-I	60
P-D	Height established as part of zoning approval for each Planned Development

#### 3.6.2. EXCEPTION TO HEIGHT RESTRICTIONS

The following structures are exempt from the height limitations:

- a. Agricultural buildings such as but not limited to barns, silos, windmills, grain elevators, and other farm structures, but not including dwellings.
- b. Cooling towers, gas holders, or other industrial structures where required as part of the manufacturing process.
- c. Church spires, belfries, cupolas, domes, monuments, water towers, observation towers, commercial radio and television transmission towers, windmills, chimneys, smokestacks, derricks, conveyors, communication towers, and TV reception antennae.