



Zoning District	Minimum Lot Area In Square Feet	Minimum Lot Width In Feet	Minimum Front Yard Setback In Feet	Minimum Rear Yard Setback In Feet	Minimum Side Yard Setback In Feet	Maximum Height (Number Of Stories)	Maximum Lot Coverage
*Residential A	8,500	65	25	25	7.5	35 (2.5)	30%
*Residential B	7,500	65	25	25	7.5	35 (2.5)	30%
*Residential C	7,500	65	25	25	7.5	35 (2.5)	30%
*Residential D	5,000	N/A	25 feet from lot line	30 feet from any structure	30 feet from any structure	25 (2)	50%
*Residential Two Family	6,000 Single Fam, 7,500 Two Fam.	65	25	25	7.5	35 (2.5)	30%
*Residential Townhouse	2,520	20	35	25	10	35 (2.5)	50%
*Residential Multiple Family	**6,000	65	25	25	6	75	50%
*Residential Estates	16,500	70	35	25	10	35 (2.5)	30%
Planned Development District	****	****	****	****	****	****	****
General Commercial	N/A	N/A	N/A	N/A	N/A	75	100%
*Highway Commercial	N/A	N/A	25	N/A	0	75	80%
Industrial	N/A	N/A	30	N/A	30	75	100%
Agricultural	40,000	200	35	50	15	35 (2.5)	25%
Side Barn And Fairgrounds	N/A	N/A	30	N/A	30	75	100%
**Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*On every corner lot in a residential district there shall be provided on adjacent streets a minimum front yard of twenty-five (25) feet and a minimum side yard of twenty (20) feet with the remaining yards to be a minimum of twenty-five (25) feet and seven and one half (7.5) feet. All property contained within residential districts abutting the Missouri River or U.S. Corp of Engineers take line along the Missouri River shall have a rear setback of ten (10) feet from either the property line or high water mark, whichever creates the greatest distance from the high water mark.

**See other restrictions in Ordinance 0-5-806.

***No residential use is permitted.

****Restrictions are unique to each Planned Development District

*Highway Commercial side setback on corner lot is 25'

City of Fort Pierre, SD