

City of Hot Springs General Set-Back Requirements

All measurements are from property lines

Residential 'A' & 'B' Districts:

No mobile homes in Residential 'A' districts
Set-backs are from exterior foundation walls
Porches, decks, and steps may encroach 6' into set-back
Window awnings, bay windows, and chimneys may encroach max. 2' into set-back
Minimum 6000 sq/ft. lot area for single family dwelling-Minimum 9000 sq/ft. lot area for multi-family dwelling
Minimum lot width: single family - 50 feet, two family - 75 feet, multi-family - 100 feet
30% maximum lot coverage by main and/or accessory buildings - Maximum height 35 feet

Primary Structure Set-backs:

25 foot front yard set-back from property lines abutting streets(s)
25 foot rear yard set-back for primary structures
10 foot side yard set-back one story in height
12 foot side yard set-back two stories in height

Accessory Structure Set-backs:

Accessory structures attached to primary structures are considered the primary structure
Any accessory structure closer than five feet of primary structure will meet fire code
25 foot set-back from property lines abutting street(s)
5 foot rear set-back / 8 foot side yard set-back
Accessory structures greater than 90 feet from front property line may have a side yard setback of 5 feet

General Commercial (GC) and Highway Service (HS) Districts:

No mobile homes or mobile home parks allowed in GC districts
No portion of structure may encroach over property lines or into ROW

General Commercial:

Front yard: zero
Side yard: no side yard set-back (except those which abut residential zones (25')
Rear yard: where serviced from the rear a 30' alley, court or yard shall be required
Maximum lot coverage: 80%
Maximum height: five (5) stories or sixty feet (60')

Highway Service:

Front yard: thirty-five (35')
Side yard: (not addressed, regarded as zero conditional on fire separation requirements)
Rear yard: minimum ten (10') feet, commercial building serviced from the rear thirty (30') feet, rear yard abutting a street or residential district-fifty (50') feet
Minimum lot width: seventy-five (75') feet
Minimum lot area: not less than ten thousand (10,000') square feet
Maximum lot coverage: not to exceed forty percent (40%)
Maximum height: three (3) stories or thirty-five (35') feet, no accessory building to exceed one (1) story (20') in height
Screening and Landscaping: All yard areas shall be landscaped and maintained

Mixed Use:

Front yard: 25 feet
Side yard: 10 feet
Side yard: Setbacks shall be no less than 12 feet from the property line for any two-story structure.
Over 2 stories in height 25 feet
Rear yard: Residential structures: 25 feet
Rear yard: Commercial structure: 10 feet - Where serviced from the rear, a 30' alley, courtyard shall be required of 75' for off-alley parking of delivery vehicles.
Lot widths and areas: Minimum 75' for commercial use shall have a minimum lot width at the front building line and a lot area of not less than 10,000 square feet. Home occupation per use permitted on review. §155.073
Lot widths and areas: Multiple-family dwellings minimum lot width at the front building line 100 feet, and a total area of 6,000 square feet plus an additional 1,500 square feet for each dwelling unit.
Maximum lot coverage: Residential uses: 30% Other uses: 40%
Off-Street parking: As regulated in §155.049