

## Building Guidelines and Standards

### Building Setbacks:

City of Cameron Building Set Backs:					
Zoning	Front Yard	Rear Yard	Side Yard	Min. Lot Size	Min. Lot Width
R-1	25'	25'	7'	6000 sq. ft.	60'
R-2	25'	25'	7'	1 family 6000 2 family 7500	60'
R-3	25'	25'	7'	8500 sq. ft.	85'
R-4	25'	20'	10'	Single 4000 Double 5000	40' 50'
C-1	none	none	none	none	none
C-2	25'	25'	7'	5000 sq. ft.	50'
C-N	25'	25'	7'	6000 sq. ft.	60'
M-1	25'	25'	none	5000 sq. ft.	50'
CM-P	25'	25'	10'	none	none

### Housing Standards:

Permanent foundation  
 Minimum roof overhang 1”  
 Minimum structure width 20’  
 Minimum roof pitch 3 / 12

#### R-1, R-2

1 Bedroom 750 sq. ft. minimum  
 2 Bedroom 900 sq. ft. minimum  
 3 Bedroom 1000 sq. ft. minimum

#### R-3

Studio 450 sq. ft. minimum  
 1 Bedroom 600 sq. ft. minimum  
 2 Bedroom 700 sq. ft. minimum  
 3 Bedroom 900 sq. ft. minimum

Corner Lot: 25’ front yard and 25’ side yard near street (any street frontage requires 25’ setback)

### Sidewalks:

All sidewalks shall be designed to ADA specifications  
 Sidewalks shall match adjacent walks in width grade and elevation  
 Minimum width 5’ (unless matching adjacent walk)  
 Minimum thickness 4” for normal travel  
 6” and reinforced with rebar where vehicle traffic crosses walkway

Curb ramps where required (ADA 4.7)

**Sidewalks / Driveways:**

Permit required (no fee)

All projects require site plan with all easements, setback and right-of-ways including utility locations for water, sewer, electric, phone, cable and gas

**Residential Accessory Buildings:**

Permit required (see fee schedule)

Maximum size 1,000 sq. ft.

Maximum number of buildings 2 per lot

Rear yards only – except garages in sideyards

Minimum alley setback 10’

Not for dwelling purposes

5’ from side property line

May not be larger than main structure

Cannot construct over easements or buried utilities

**Driveways / Parking Lots:**

All driveways shall be an “all weather” surface a minimum of 6” thick and lead to an approved parking area.

Residential: driveways and/or parking areas required

2 parking spaces per dwelling unit and shall lead to a garage, side or rear parking area as per Article 24 of the Zoning Code.

All concrete driveways require rebar.

**Signs:**

Permit required (see fee schedule)

Signs are prohibited in street right-of-ways, traffic signposts, and utility poles

Flashing signs prohibited

Permit required for signs over 20 square feet

Roof signs over 20 square feet must be engineered

Residential Districts:

Maximum height 15’

Maximum number of yard signs 2

Maximum size yard signs 6 sq. ft.

Setback none

Maximum number of building signs 1

Maximum size of building sign 1 sq. ft.

Commercial Districts:

Maximum gross sign area 4 sq. ft. per foot of street frontage

Maximum size each sign 300 sq. ft.

Setback none

Maximum height 100’ (within 1,000 ft C/L of U.S. 36 or I-35)  
40’ elsewhere

Maximum number pole signs 2 per lot

Maximum number projection signs 1 per lot

**Fences:**

Permit required (see fee schedule)

Materials allowed: chain link, wood pickets, masonry, wrought iron, split rail

Smooth side out on picket fences

Shadow box fencing permitted

No agricultural type fences using barbed wire, razor wire, electric wire, tin panels or be constructed in City right-of-way

Fence shall not impede vision of traffic, storm water flow, airflow to neighboring property or be constructed in City right-of-way

Posts may extend 1' above pickets or panels

Residential fences:

Maximum height	Front yard	4'
	Side yard	6'
	Rear yard	6'

In sight triangle, 15' along street at intersection 4'

Commercial fences:

Maximum height	Front yard	4'
	Side yard	8'
	Rear yard	8'

When adjoining residential areas 6' - 8' solid fence required

10' chain link fence allowed beyond 100' in front, side & rear yards

3 strands of barbed wire permitted 7' above grade – may not extend over property line or right-of-way

Any fence in site triangle (15' along street at intersection) 4' height allowed.