



Setback Requirements

R-1 Residential Estates
R-2 Low Density Residential Estates
C-1 Core Commercial
C-2 Highway Commercial

DEFINITIONS

Accessory Use. A use, building or structure subordinate and incidental to the principal use of the land or a building on the same lot and serving a purpose customarily incidental to the principal use of land or building.

Yard. Open space between buildings by any lot line, which is open to sky, unobstructed by any permanent or temporary use or structure.

Yard Front: A yard extending across the entire front of the lot and measured between the front line of the lot and the front line of the building, or any projection thereof other than steps, balconies, paved terraces, porches, or bay windows.

Yard Rear. A yard extending across the entire rear of a lot and measured between the rear lot line and the rear of the building, or any projection thereof other than steps, balconies, paved terraces, porches, or bay windows. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard Side. A yard between the building and the sideline of the lot extending from the front yard to the rear yard and measured between the sideline of the lot and the side of the building, or any projection thereof other than steps, balconies, paved terraces, porches, or bay windows.

Building Line/Setback. The edge (not including steps) or side of a building nearest a lot line, including the outer edge of overhanging eaves.

SETBACK REQUIREMENTS

CORNER LOTS AND FENCES, SHRUBS, WALLS, OR HEDGES.

No fences, wall, hedge, or shrub planting which obstructs sight lines shall be placed or permitted to remain on any corner lot within the triangular area formed by the street lines and a line connecting them at points fifteen (15) feet from the intersection of the street lines, or in the case of a rounded corner from the intersection of the street property lines extended on streets having an angle of intersections of ninety (90) degrees or more. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such right lines.

Fences, hedges, or shrub planting must be placed far enough from side property lines so that the owner can maintain the lawn without trespassing on the abutting property (2-3feet).

No accessory building shall be permitted in any required front yard and no separate accessory building shall be erected within ten (10) feet of any principal building.

SETBACK IN R-1 ZONES

FRONT YARD – 40 Feet

REAR YARD – 50 feet. Accessory buildings may be located up to 10 feet from rear yard property line.

SIDE YARD – 25 feet. The side yard of corner lot facing a street must be 30 feet.

The main entry door for garages shall have a setback of 20 feet from the property line abutting the street or alley.

SETBACK IN R-2 ZONES

FRONT YARD – 25 Feet

REAR YARD – 20 feet. Accessory buildings may be located up to 10 feet from rear yard property line.

SIDE YARD – 8 feet. The side yard of corner lot facing a street must be 12 feet.

The main entry door for garages shall have a setback of 10 feet from the property line abutting the street or alley.

SETBACK IN C-1 ZONES

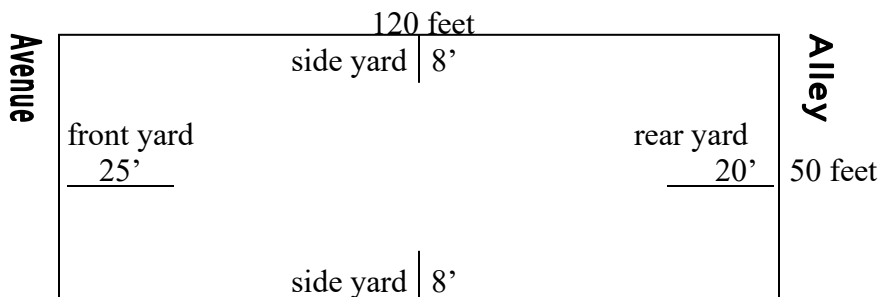
None required provided that if a building abuts on a residential district there shall be a yard of not less than 20 feet provided on the abutting side, which yard shall be screened from view of the residential district.

SETBACK IN C-2 ZONES

FRONT YARD - 30 feet

REAR AND SIDE YARD – None required provided that if a building abuts on residential district there shall be a yard of not less than 20 feet provided on the abutting side, which yard shall be screened from view of the residential district.

Typical City Lot in R-2 Zone



33 Feet from the center of avenue

33 Feet from the center of street

8-10 Feet from the center of alley

*For exact location of property lines, a survey must be obtained.