

NEW HOMES, ADDITIONS, ATTACHED GARAGES, & DECKS. Setback distances and lot coverage information.

(A primary building is the house and its attached garage, decks, and porches.)

(Property lines usually start at the inside edge of the street sidewalk. If there is not street sidewalk, the property line is normally 15 feet to 18 feet from the outside face of the street curb. If in doubt of where your property lines are located and you are dealing with very tight setbacks for your construction project, you should have a survey done to establish your property lines. If you don't have a survey showing your exact property lines always error to the safe side by adding as many feet as possible to the minimum setbacks listed below. Contact Zoning Office or Engineering Department to identify your property lines if you are unsure.

IMPORTANT: The edge of an alley is NOT your rear property line.

Front Yard setback minimum of primary building from front Property line: 30 feet from R1 & R2 zones. 20 feet for R-3, R-4 & R-5 zones.

(If you have a corner lot, the Front is defined as the smaller dimension of your lot which means if you have a 70 X 100' lot, the front is the 70' dimension no matter which direction your house faces.)

Side Yard setback minimum of primary building from side Property line: 8 feet for one side and no less than 20 feet for both side yards for up to 1 1/2 story houses. 10 feet for one side and no less than 25 feet for both side yards for 2 story houses and taller.

(If you have a corner lot, the street side minimum dimension from the property line must be 12 feet for up to 1 1/2 story houses and 15 feet for 2 story and taller houses.)

Rear Yard setback minimum of primary building from rear property line: 20% of the depth of your lot, with the provision that you don't need a rear yard or more than 30 feet.

(If the depth of your lot is 75 feet or smaller, the minimum rear yard can be no less than 15 feet)

Lot coverage Maximum for a primary building: A house and all of its attached, and accessory structures can cover no more than 30% of the lot's square footage.

Example: A lot is 70' x 100' = 7000 square feet

7000 x 30% = 2100 sq ft

2100 square feet maximum lot coverage for primary building.