

Setback Precedents

Preexisting Front Setbacks-

The setbacks of this chapter shall not apply to any lot where the average setback on already built-upon lots, located wholly or in part within 100 feet of each such lot and within the block and zoning district fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall setbacks be less than 15 feet.

R-1: Single Family

Minimum Lot Area: 7,000 sq.ft.

Minimum Building Setbacks

Front: 15'

Side: 10'

Rear: 15'

Maximum Building Height: 35'

R-2/R-3 Single Family + Duplex

Minimum Lot Area: 10,000 square feet

-Manufactured Home: 10,000 square feet

-Duplex: 10,000 square feet

-Townhouses: 5,000 square feet/ unit

Setbacks

Front: 20'

Side: 10'

Rear: 15'

Maximum Building Height: 35'

General Commercial District

Minimum Lot Area: None/ or 10,000sqft

Setbacks:

Front: 15' (from road right of way)

Side: No setback is required, unless the property is abutting a residential district. A side setback shall be provided on a lot where it abuts a residential district at least equal to the requirements of the abutting residential district. When a setback is not required but still provided, it shall be a minimum of 5' feet.

Rear: 10', the rear setback may be used for parking and service drives but must remain unobstructed by other structures or buildings.

Accessory Structure setback: minimum 5' with an additional 10' on both sides

Residential Commercial District

Minimum Lot Area: 7000 sqft

Minimum Building Setbacks

Front: 25'

Side: 10' or 30' - if abutting against a residential property

Rear: 15' or 30' if abutting a residential property

Accessory Structure Setback: 5' Side or Rear

Institutional District

Commercial: No minimum commercial lot size

If in residential area: Minimum 5000 sq.ft .

Minimum Lot width if in Commercial area: 5000 sq.ft.

Building Setbacks

Front: 25', the front setback may be used for parking and service drives but must always remain unobstructed by structures or buildings.

Side: 6'

Rear: 10', the rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings.

Accessory Structure Setback: 5'

Manufactured Homes Subdivision:

Minimum Lot area: 10000 sqft (standard) for new manufactured homes

Maximum Building Height: 35'

Accessory Structure Setback: 5' (both side and rear)

Setbacks

Front: 25'

Side: 15'

Rear: 25'

Corner Lot Setbacks: On lots that have frontage on more than one street at an intersection, the minimum street side setback requirement shall be equal to the minimum front yard setback.

Double Frontage Lots: On lots having frontage on two street, but not located on a corner, the minimum front setback shall be provided on each street. On lots having frontage on more than two streets, the minimum front setback shall be provided.

Accessory setbacks:

3' side and 3' rear for existing lots of record

5' side and 5' rear for newly created lots in order to comply with the new International Residential Codes

District	Uses	Minimum Lot Size
R-1	Single-family residential	7000 sq. ft.
R-2	Single-family residential	15,000 sq. ft.
R-3	Single-family and duplex residential	10,000 sq. Ft./ or 5000 sqft per unit
MH	Manufactured/Mobile Home	10,000 sq. Ft.
MFR	Multifamily	5,000 sq. Ft./unit or 15,000 square feet
OC	Office Center (CBD)	None or 10,000sqft if within alt zone
GC	General Commercial	None or 10,000 sqft if within residential zone
RC	Residential/commercial	7000 sqft
I-1	Industrial	None, with the exception of an addition of property/building or installation of storage facility / 5000sqft
I-2	Industrial Park	None
INS	Institutional	None
PD/MX	Planned development/Mixed-Use	<5 acres

