

SETBACKS

The following is a summary of the area regulations for the City single-family zoning districts:

R-1 Zoning Regulations (Generally)

Front Yard Setback:	35 feet
Rear Yard Setback:	30 feet
Side Yard Setback:	10 feet
Height:	35 feet or 2 ½ stories

(Corner Lots)

Front Yard Setback: (Adjacent to each street)	35 feet
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(Double Frontage Lots)

Front Yard Setback: (Both front & rear)	35 feet
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(Lots of Record)

Front Yard: (Interior or corner lot)	Distance may be based on existing subdivision building line.
Front Yard: (Corner lot)	Distance on side street will be based on 25% of the width of the lot. Min. 12 ft.
Rear Yard:	30 feet
Side Yard:	10% of the width of the lot (Min. 6 feet to max. 10 feet)

(Accessory Structures) (Detached Structures)

Front Yard:	Not Permitted
Rear Yard:	6 feet
Side Yard:	6 feet

Distance From House:	10 feet
Rear Yard Density:	No more than 30% of req. rear yard may be used for accessory buildings.
Deck Exception:	May be located as close as 15 feet from rear property line.

There are additional regulation in regard to the creation of new lots dealing with width and buildable width and overall square footage.

***R-2 Zoning Regulations
(Generally)***

Front Yard Setback:	30 feet
Rear Yard Setback:	30 feet
Side Yard Setback:	7 feet (more than 65 feet in width) 6 feet (65 feet or less)
Lot Size Requirement:	7500 sq. feet (min 65 feet wide)

(Corner Lots)

Front Yard:	30 feet
Rear Yard:	30 feet
Side Yard:	6 or 7 feet

(Double Frontage)

Front Yard:	30 feet (Both front & rear)
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(Lots of Record)

Front Yard: (Interior or corner)	Subdivision building line may prevail.
Corner Lot:	25% rule on side street Min. 12 ft.
Rear Yard:	30 feet
Side Yard:	6 or 7 feet

(Accessory Structures)

Accessory rules for detached structures apply in both the R-1 and R-2 Zoning Single Family Zoning Districts.