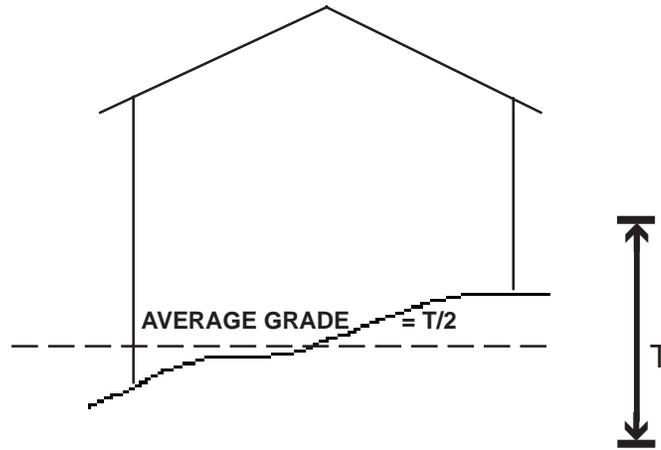


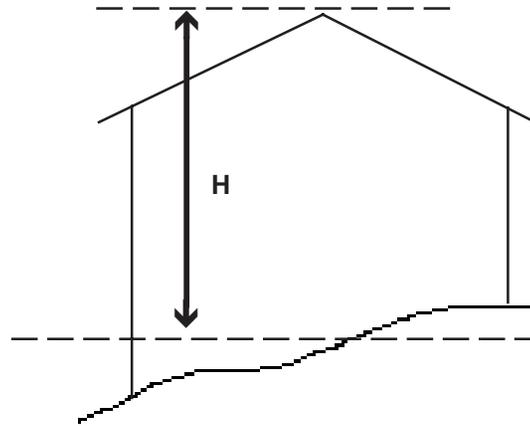
# TO DETERMINE BUILDING HEIGHT

1. DETERMINE AVERAGE GRADE FOR EACH SIDE.



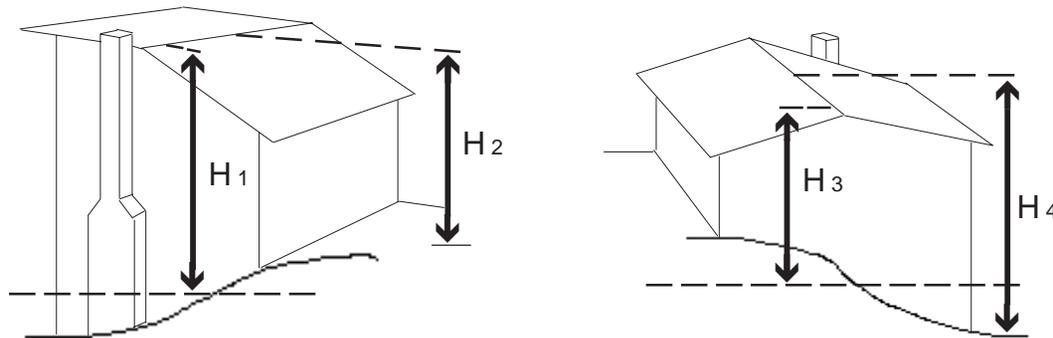
Average grade = total difference in grade, (T), divided by 2. On level lots, average grade and actual finished grade will be the same.

2. MEASURE HEIGHT OF EACH SIDE



Side height (H) = vertical distance from average grade to highest point of roof.

3. ADD TOGETHER HEIGHT MEASUREMENTS FROM EACH SIDE AND DIVIDE BY THE NUMBER OF SIDES.



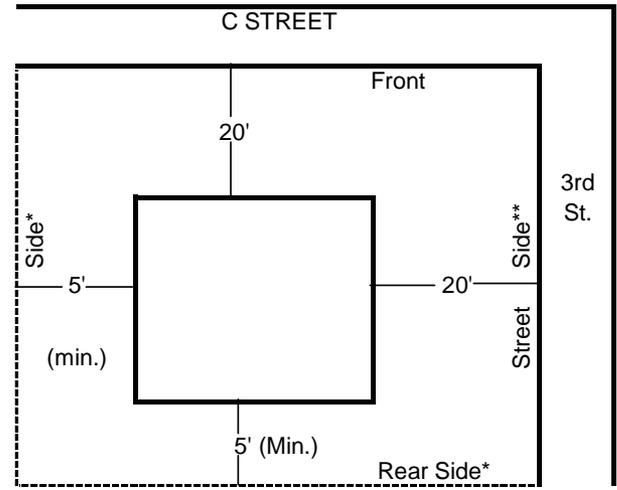
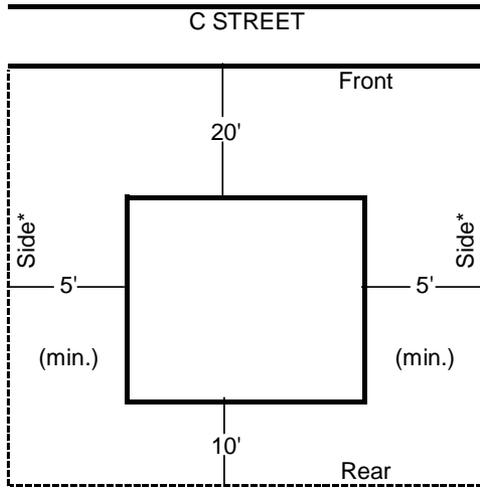
$$\frac{H_1 + H_2 + H_3 + H_4}{4}$$

= average building height



# YARD SETBACKS, BUILDING HEIGHT, LOT COVERAGE

## Residential Zones (excluding R-4)



### NON-CORNER LOT

MINIMUM SETBACKS:

- FRONT - 20 FEET
- REAR - 10 FEET
- SIDES\* - 5 FEET

### CORNER LOT

MINIMUM SETBACKS:

- FRONT - 20 FEET
- REAR AND SIDE\* - 5 FEET
- STREET SIDE\*\* - 20 FEET

\*Add 1 foot to side setback for each additional 3 feet of building height above 15 feet (e.g., If height = 18 feet, then setback = 6 feet)

\*\*Street side setback may be reduced 1 foot for every 2 feet of increase in front setback, to a minimum of 10 feet

Exceptions: 30 feet required from State Highway or arterial street right-of-way

**BUILDING HEIGHT LIMIT: 30 feet** (see reverse to determine building height)  
**LOT COVERAGE LIMIT: 30% of total lot area**