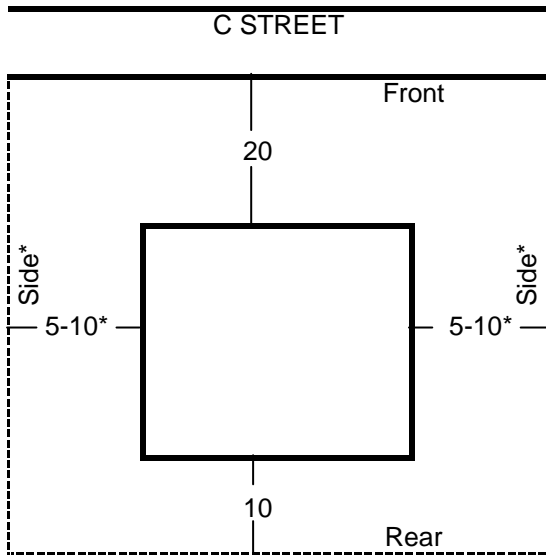




# YARD SETBACKS, BUILDING HEIGHT, LOT COVERAGE

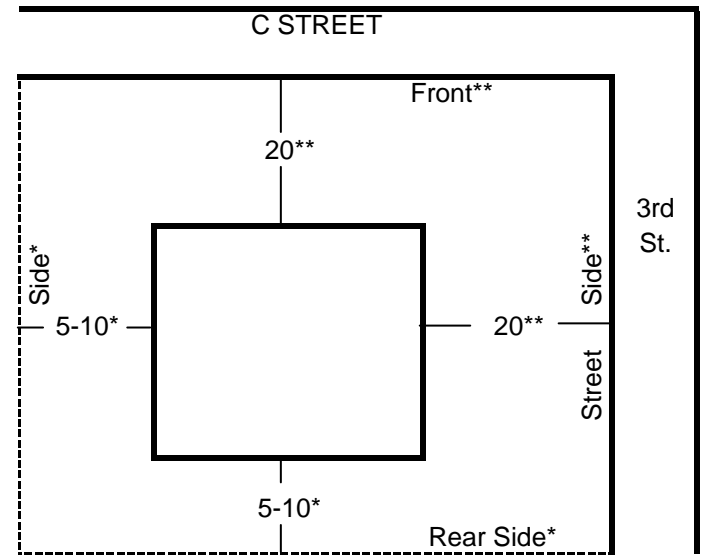
Residential Zones (excluding R-4)



## NON-CORNER LOT

MINIMUM SETBACKS:

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



## CORNER LOT

MINIMUM SETBACKS:

- FRONT\*\* - 20 FEET
- REAR AND SIDE\* - 5-10 FEET
- STREET SIDE\*\* - 20 FEET

\*Side setback = building height divided by 3, or 5 feet, whichever is greater

\*\*Street side setback may be reduced 1 foot for every 2 feet of increase in front setback, to a minimum of 10 feet (e.g., if front = 22 feet, then street side = 19 feet)

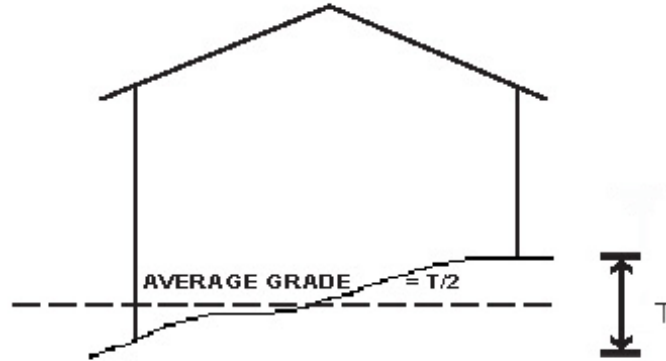
Exceptions: 30 feet required from State Highway or arterial street right-of-way

**BUILDING HEIGHT LIMIT: 30 feet** (see reverse to determine building height)

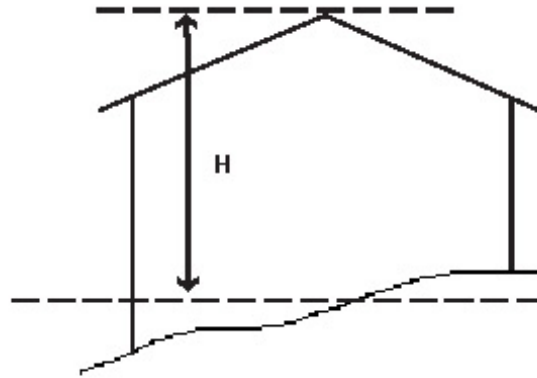
**LOT COVERAGE LIMIT: 30% of total lot area**

## TO DETERMINE BUILDING HEIGHT

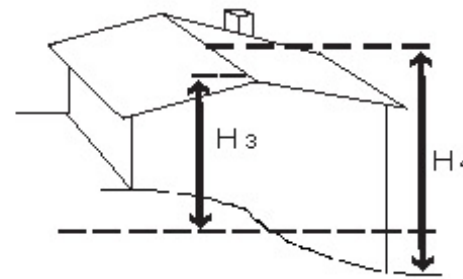
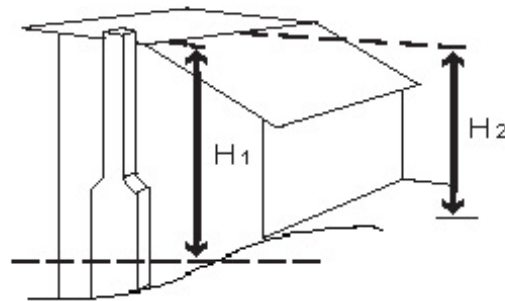
1. DETERMINE AVERAGE GRADE FOR EACH SIDE.



2. MEASURE HEIGHT OF EACH SIDE



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



$$\frac{H_1 + H_2 + H_3 + H_4}{4} = \text{average building height}$$