

Setback Requirements

Regulator	1-Family Detached	1-Family Attached	Duplex	Town-house	Other Permitted Uses
Minimum Lot Area per housing unit					Note 3
Manor Lots	15,000	N/A			
Estate Lots	9,600	N/A			
Village Lots	6,000	N/A			
Hamlet Lots	5,000	N/A			
Garden Lots	4,000	N/A			
Attached Lots		2,500	2,500		
Townhouse Lots				2,500	
Common Residential Lots					1,000
Minimum Lot Width (feet)					Note 3
Manor Lots	120				
Estate Lots	80				
Village Lots	60				
Hamlet Lots	50				
Garden Lots	40				
Attached Lots	N/A	50	50		
Townhouse Lots				22	
Common Residential Lots					
Minimum Yards (in feet measured to main body of house) (Note 2)					Note 3
Setbacks (minimum-maximum)					
Manor Lots	30-50				
Estate Lots	25-40				
Village Lots	15-25				
Hamlet Lots	10-25				
Garden Lots	10-20				
Attached Lots		10-25	10-25		
Townhouse Lots				0-10	
Common Residential Lots					10-25
Side Yard- one side/total					
Manor Lots	10/20				
Estate Lots	5/10				
Village Lots	5/10				
Hamlet Lots	5/10				
Garden Lots	5/10				
Attached Lots		0/5	0/5		
Townhouse Lots				0/5	
Common Residential Lots					5/10
Street Side Yard					Note 3
Setbacks (minimum-maximum)					
Manor Lots	30-45				
Estate Lots	10-25				
Village Lots	10-20				
Hamlet Lots	5-15				
Garden Lots	5-15				
Attached Lots		5-15	5-15		
Townhouse Lots				5-10	
Common Residential Lots					5-15
Rear Yard (to habitable structure)					
Manor Lots	15				
Estate Lots	15				
Village Lots	7				
Hamlet Lots	7				
Garden Lots	7				
Attached Lots		7	7		
Townhouse Lots				7	
Common Residential Lots					7
Maximum Height (feet)	35	35	35	45	45
Maximum Lot Coverage					80%
Main Body of House max. width within front façade zone					
Manor Lots	60				
Estate Lots	44				
Village Lots	44				
Hamlet Lots	36' (28' min)				
Garden Lots	32' (24' min)				
Attached Lots		62'	44'		
Townhouse Lots				Note 3	
Common Residential Lots					Note 3

Note 1: Townhouse Development - No more than six (6) units may be attached in a single townhouse structure

Note 2: Flexible Yard Setbacks- The Plan and Zoning Commission and City Council may vary required minimum front yard setbacks at the time of approval of a Neighborhood Plan. However, the setback from the front façade of any house back to the front façade of a garage shall be at least eighteen (18) feet.

Note 3: Requirements to be established through the neighborhood plan or site planning

Note 4: Common Residential Lots are intended for small multi-family structures up to 12 units per building

Note 5: Alley Loaded Garages, whether attached or detached, shall be set at either 7' from the rear property line or at a minimum of eighteen (18) feet from the rear property line.

Note 6: Porches may extend up to 8 feet into the Front Façade Zone. Bay windows may also extend up to 2 feet into the Front Façade Zone.