

## YARD REQUIREMENTS

### (Principal Structure Only)

**\*CHECK ALL SUBDIVISION PLATS PRIOR TO APPLYING DEFAULT SETBACKS\***

ZONING	Lot Width	Front (ROW created before 12/20/2010)	Front (ROW created after 12/20/2010)	Side	Rear	Height
R-3 OLD (RU, R-12, R-15)	70	30	❖ 27 Corner Lot Side: 14 ft.*	6	45	Front: 48ft. Side: 40ft.
R-4 OLD (R-9)	60	30	❖ 27 Corner Lot Side: 14 ft.*	5	40	Front: 48ft. Side: 40ft.
R-5 OLD (R-R, R-6)	50	20	❖ 17 Corner Lot Side: 10 ft.	5	35	Front: 40ft. Side: 35ft.
R-6	40	20	❖ 17 Corner Lot Side: 10 ft.	5	30	Front: 40ft. Side: 35ft.
R-8	40	20	❖ 17 Corner Lot Side: 10 ft.	5	20	Front: 40ft. Side: 35ft.
R-8MF OLD (R-20 w/o site plan)	40	20	❖ 17 Corner Lot Side: 10 ft.	5	20	Front: 48ft. Side: 40ft.
R-12MF OLD (R-15MF)	40	20	❖ 17 Corner Lot Side: 10 ft.	5	20	Front: 48ft. Side: 40ft.
R-17MF OLD (R-9MF, R-12 MF)	40	20	❖ 17 Corner Lot Side: 10 ft.	5	20	See Table 9.305(1)(j)(B)
R-22MF OLD (R-3 MF)	40	20	❖ 17 Corner Lot Side: 10 ft.	5	20	See Table 9.305(1)(j)(B)
R-43MF OLD (R-6 MF)	40	20	❖ 17 Corner Lot Side: 10 ft.	5	20	See Table 9.305(1)(j)(B)

- ❖ **New minimum setbacks apply only to local and collector streets when street right-of-way was platted after 12/10/2010.**
- ❖ **Minimum setbacks along major/ minor thoroughfare roads are 30 & 20 feet respectively unless indicated on approved plats.**
- ❖ **14 foot side yard on corner lots are actually 13 ½ feet.**
- ❖ **Garages, Driveways, and Parking Pads: Minimum setback of 20ft. measured from the right-of-way, or back of sidewalk whichever is greater.**
- ❖ **Height: Front measured to highest peak along front building line. Side measured at required side yard line. One additional foot of height is allowed for each additional one foot in distance the portion of the building is from the required side yard line.**