

Here is how to figure out your minimum yard setbacks. First, you need to know the size and zoning of your lot. (If you don't know, please call the Planning Department). As an example, let's select an RS-10 (10,000 - 19,999 sf in size) lot using the table below:

Column A shows the front setback as 20 ft. and the sides 10 ft.. Line "A" in the picture shows that the setback is from the property line to the exterior wall.

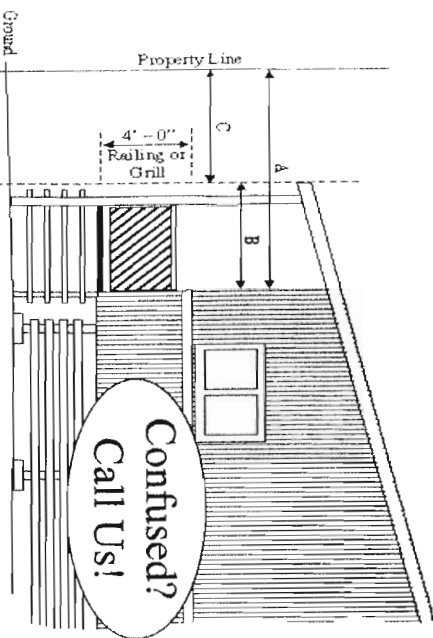
Column B shows that open projections, like a roof or stairs, can enter the min yard setback area by 6 ft. for the front and a maximum of 5 ft. for the sides. Refer to line "B" in the picture. Other projections may include: porches, balconies, terraces, fire escapes, ramps, and other similar features. None of these features shall be enclosed. Posts or beams for support and open or grille-type railings shall not exceed 4' in height.

Column C is the clear space that must be kept open and unobstructed from the ground up. In this example nothing can be in the area within 14 ft. from the front and rear yards or 5 ft. for each side.

Table

ZONING <i>(acre = 43,560 sq ft)</i>	A		B				C	
	Structure Setback		Projections		Open Space			
	Front	Rear	Front	Side	Rear	Front	Rear	Side
RS < 7,500 - 9,999	15	8	5	4	4	10	4	4
RS: 10,000 - 19,999	20	10	6	5	5	14	5	5
RS > 20,000	25	15	6	5	5	19	10	10
RD: 3-75	15	8	5	4	4	10	4	4
RA: .5a	25	15	6	5	5	19	10	10
AG > 1 acre	30	20	6	6	6	24	14	14
AG < 1 acre - .5a	25	15	6	5	5	19	10	10

Refer to the RS listings based on your parcel's st.



Accessory buildings shall observe the same yards as required of the main building. Accessory buildings may include sheds, water tanks, carports, etc..

Note: It is possible to have parcel size and zoning with different values. Such as a 7,500 sf parcel in a A-3a (Agricultural 3 acre) lot. **If you are not sure what to do please contact us.**

The layouts are a cut-away drawings of various parcel designs. Find the one closest to your own property. If you still have questions, please give us a call.

