



<p>Minimum Lot Area, Frontage and Yard Requirements:</p> <p>One Family Dwelling Lot Area: 7,000 SQ.FT. Lot Frontage: 60'</p> <p>Front Yard Setback: 25' (including porches) * Average of neighboring front yard depths pursuant to Section 1137.03. Rear Yard Setback: 30' (including decks) Side Yard Setbacks: 1 STORY- MIN. 7', TOTAL 15' 2 STORY- MIN. 8', TOTAL 20' Max House Height: 35' <i>Refer to the code for Two Family Dwelling regulations</i></p> <p>Detached Accessory Structures (Section 1121.06) Rear Yard location only Min. 5' setback from side and rear property lines Min. 6' setback from house Max. Height 15' from grade to peak 35% max rear yard build out Pools fall under this category as well and have additional regulations.</p> <p>Fencing (Section 1137.05) Max. Height- 4' Front Yards, 6' Side & Rear Yard. Fences can be placed up to your property line, there are no setback requirements.</p>	<p>Driveways (Section 1133.15) (Refer to the code for specific regulations) Max. 24' width at the apron, 3' side yard setback from the side property line. Exception: Pre-existing to the code-paved driveways that are being removed and replaced in the same footprint.</p> <p>Required Off-Street Parking (Section 1133.03) 2 spaces for each dwelling unit, min. of one enclosed space.</p> <p>Corner Lots (Section 1121.06) All yards facing/fronting a public right of way are considered front yards. Front yard setbacks apply to both sides.</p> <p>Owners/Applicants are responsible to verify the location of your property lines.</p> <p>*This is general guide; other code sections and regulations may apply depending on your project.</p> <p style="text-align: right;">10-10-24</p>
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