



Minimum Lot Area, Frontage and Yard Requirements:
SINGLE FAMILY HOME
 Lot Area: 9,000 SQ.FT.
 Lot Frontage: 75'

Front Yard Setback: 30' (including porches) * Average of neighboring front yard depths pursuant to Section 1137.03 applies.
 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'

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.

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.

Driveways (Section 1133.15)
 Refer to this section 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.

Required Off-Street Parking (Section 1133.03)
 2 spaces for each dwelling unit, min. of one enclosed space.

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.

Owners/Applicants are responsible to verify the location of your property lines.

***This is general guide; other code sections and regulations may apply depending on your project.**

10-10-24