



**LOT REQUIREMENTS**

- 75' OF FRONTAGE (CUL DE SAC = 30')
- 9,000 SQ. FT. LOT AREA (CUL DE SAC = 16,000 SQ. FT.)

**BUILDING SETBACKS (ALL MEASURED FROM P/L)**

- FRONT: 30' (INCLUDING PORCHES)
- REAR: 30' (INCLUDING DECKS)
- SIDE: 1 STORY (— —): 15' TOTAL, 7' MIN.
- 2 STORY (— —): 20' TOTAL, 8' MIN.

**DRIVEWAY SETBACK**

- 3' OFF PROPERTY LINE

**DETACHED ACCESSORY STRUCTURES**

- AT LEAST 6' FROM HOUSE & MIN. OF 5' FROM SIDE AND REAR PROPERTY LINES
- MUST BE LOCATED IN REAR YARD
- ONLY 35% OF REAR YARD CAN BE BUILT ON

**HEIGHT FOR HOUSE**

- 35' MAXIMUM

**FENCING**

- MAX HEIGHT IN REAR AND SIDE YARD: 6'
- MAX HEIGHT IN FRONT YARD: 4'

**CORNER LOTS**

- ALL YARDS FACING/FRONTING PUBLIC R.O.W. ARE CONSIDERED FRONT YARDS & HAVE ALL APPLICABLE SETBACK RESTRICTIONS

\* ALL SETBACKS ARE MINIMUM REQUIREMENTS



**R-1 One-Family Residence District  
 Zoning Layout  
 City of Huron**

**OHM**  
 ARCHITECTS ENGINEERS PLANNERS  
 6650 W. SNOWVILLE RD., STE. A  
 BRECKSVILLE, OHIO 44141  
 WWW.OHM-ADVISORS.COM

SHEET:
8/23/16