

Accessory Structure Minimum Yard Setbacks (in feet)

Zoning District	Front	Side: with Alley	Side Adjacent to Street	Rear: with Alley
		w/out Alley		w/out Alley
R-1 - One-Family Residence	20	3	10	3
		5		5
R-2 - Two-Family Residence	20	3	10	3
		5		5
R-3 - Multi-Family Residence	20	3	10	3
		5		5
R-4 - Mobile Home Residence	20	3	10	3
		5		5
R-C - Rural Center	25	5	5	10
	38	5		10
R-1S^S One-Family Suburban Residence	2	40	20	40
		40		40
R-4S^B - Mobile Home Suburban	40	40	20	40
		40		40

Exceptions and Modifications

A	Duplex - 7500 square feet minimum lot area.
B	Including private detached garage.
C	Lot area for multi-family dwellings - 6000 square feet of area in addition to following: 3-8 units - 1500 square feet/unit; 9+ units - an additional 400 square feet/unit.
D	For multi-dwelling units.
E	15 feet rear yard setback for two or more stories, dwellings
F	Residential top/Commercial bottom.

G	C-1 or C-2 Adjacent to R (Residential) other than R-3.
H	Side property line adjacent to R (Residential) zone.
I	Each foot that front yard is increased over 25 feet, rear yard may be decreased proportionately when next to R (Residential) zone. Minimum of 5 feet rear yard.
J	Rear property line adjacent to R (Residential) zone.
K	Area of lots previous to this Ordinance.
L	Residential district requirements only.
M	Across residential alley or street.
N	Adjacent to R (Residential) zone without intervening alley.
O	(a) Sewer and water not available - one (1) acre minimum. (b) Sewer not available - one-half (1/2) acre minimum
P	Rear yard increased four feet for each story over two.
Q	Alterations and additions may extend one story or 15 feet.
R	When fronting on the right-of-way of a major through fare shown on the official major street system and committed improvements plan, the front yard shall be measured from the proposed right-of-way.
S	Setbacks for barns, coops, and similar structures. Other structures (e.g., garages) shall conform to principal building setback requirements.
T	15 feet for apartment buildings.