



Building Department SETBACK REQUIREMENTS

ZONE						
	A-1	R-1	R1-A	R1-B	R1-C	R1-D
Stories/height	3/38	3/38	2/38	2/38	2/38	2/38
Side	30'	50'	15'	15'	12'	10'
Rear	50'	50'	40'	40'	40'	35'
Front:	***Distance from the center line of the road					
*Freeway	50'	50'	50'	50'	50'	50'
Regional	152'	152'	152'	152'	152'	152'
Major	110'	110'	110'	110'	110'	110'
Secondary	110'	110'	110'	110'	110'	110'
Collector	83'	83'	83'	83'	83'	83'
Local	60'	60'	60'	60'	60'	60'
Cul-De-Sac	90' Radius	90' Radius	90' Radius	90' Radius	90' Radius	90' Radius
**Private Road	30'	30'	30'	30'	30'	30'

*Freeways shall be measured from the established right-of-way line.

**The front yard setback shall be measured from the road easement or common usage line abutting the subject lot.

***Property located within the Village District shall not be subject to the above front yard setback requirements.

MINIMUM SQUARE FOOTAGE REQUIREMENTS

A-1	First Floor	Total	
1 Story	1000	1000	Maximum lot coverage 25%, Maximum impervious surface 30%.
1 ½ Story	800	1200	
2 Story	700	1400	
R-1	First Floor	Total	
1 Story	1200	1200	Maximum lot coverage 25%, Maximum impervious surface 30%.
1 ½ Story	1000	1400	
2 Story	750	1500	
R1-A	First Floor	Total	
1 Story	1500	1500	Maximum lot coverage 40%, Maximum impervious surface 45%.
1 ½ Story	1100	1650	
2 Story	900	1800	
R1-B	First Floor	Total	
1 Story	1350	1350	Maximum lot coverage 40%, Maximum impervious surface 45%.
1 ½ Story	1060	1560	
2 Story	800	1600	
R1-C	First Floor	Total	
1 Story	1200	1200	Maximum lot coverage 40%, Maximum impervious surface 45%.
1 ½ Story	960	1340	
2 Story	750	1500	
R1-D	First Floor	Total	
1 Story	1000	1000	Maximum lot coverage 40%, Maximum impervious surface 45%.
1 ½ Story	800	1200	
2 Story	650	1300	