

# RESIDENTIAL ZONING REQUIREMENTS

## NOTES:

Detached one-story garage or storage building:

- Drainage maintained on lot
- 25% max. coverage of rear yard
- Subordinate in height and area to home

- 20' from dedicated street

- 3' from back of house
- 1' separation from property line for 14' in height. 1' additional separation for each 1' height above 14' to a max height of 20'

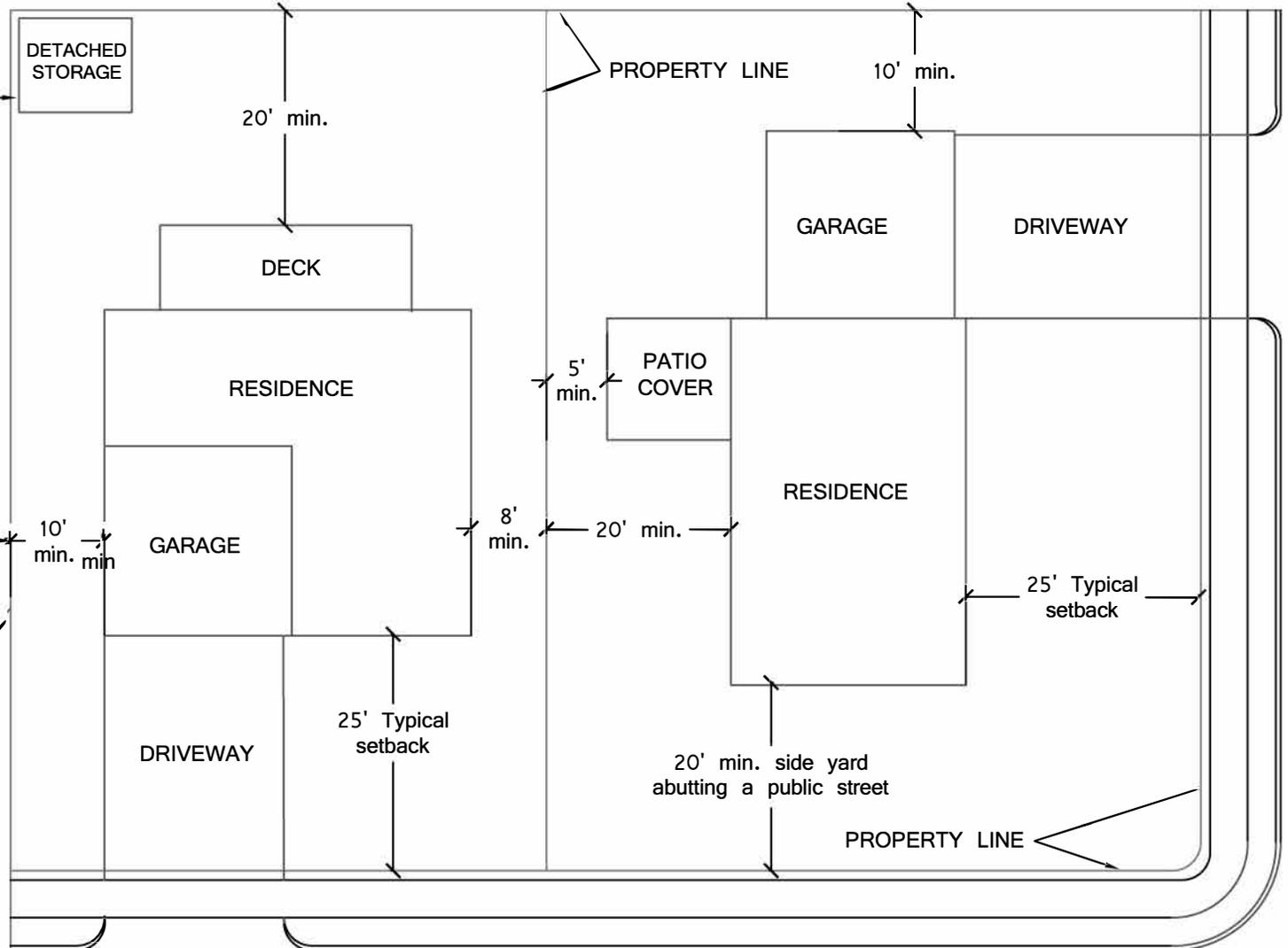
- Height is measured to the MID-POINT of the roof.

- For homes constructed prior to 4-18-90, a 4' sideyard adjacent to a single story attached garage, and a 5' min sideyard for a single story attached carport, is allowed.

- One accessory building is permitted in the sideyard if the building is less than 120 sqft, 1' to side property line and the home, is not adjacent to a street, is not metal, and is less than 8' tall.

- A fire-rated wall is required for structures located less than 5' to the property line and 3' from a dwelling.

- Construction of any detached structures such as garages, sheds, playhouses, hot tub enclosures, and similar uses that exceed 200 square feet in floor area require a building permit.



Patio covers that do not cover a deck more than 30" above finished grade may encroach into the rear yard setback and shall meet the following requirements:

- 5' from rear property line
- Maintain side yard setbacks
- 20' from dedicated street
- 25% max. coverage of rear yard (including any accessory bldgs.)

- Not a storage area for vehicles
- No more than 3' may be enclosed
- Cannot be converted to living space
- Subordinate in height and area to home

\*Setbacks may vary depending on the subdivision and zoning, and utility easements vary by lot.

See subdivision plat and zoning ordinance for individual lot setbacks.

See subdivision plat for utility easement locations.