

Setbacks R-3

For Single Family/Duplex/Multi-family (R-3) Zoning District

	EXISTING	PROPOSED
<u>FRONT SETBACKS</u>		
Minimum setback is:		
Single family/Duplex – 20'	_____	_____
Multi-family – 25'	_____	_____
<u>SIDE SETBACKS</u>		
Single family/Duplex – 8'	_____	_____
Multi-Family – 20'	_____	_____
<u>Rear Setbacks</u>		
One Story		
Single family/Duplex – 10'	_____	_____
Multi-Family - 20'	_____	_____
Two Story		
Single family/Duplex – 25'	_____	_____
Multi-Family - 25'	_____	_____
<u>Corner Lot Setbacks*</u>		
Lot width over 65'		
1 st floor – 20'	_____	_____
Lot width over 65'		
2 nd floor – 22.5'	_____	_____
Lot width 65' or less – 15'		
1 st and 2 nd floors	_____	_____

All setbacks given are minimum allowed from lot line to vertical wall.

*Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least street frontage is determined to be the front.