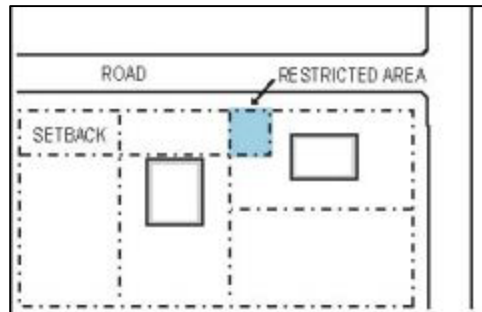


Setbacks – New construction, addition and attached garages

Required yard	Residential zoning district		
	R-1	R-2	R-3
Front	30 feet or established setback for your block (see below)	25 feet or established setback for your block (see below)	
Side 1	6 feet	5 feet	6 feet
Side 2	9 feet, 6 feet if garage is attached or lot is on an alley	7 feet, 5 feet if garage is attached or lot is on an alley	9 feet, 6 feet if garage is attached or lot is on an alley
Side yard abutting street (corner lot)	9 feet for lots less than 60 feet wide 15 feet for lots 60 feet and wider		
Rear	25 feet		

Special notes and exceptions

- Front yard setback – The depth of the front yard is listed above for your zoning district, unless the closest house to the front property line on your side of the block is greater than the setback listed above. In that case, the greater distance will be your required setback, not to exceed 50 feet. A certified survey will be required to verify the established front setback on your block.
- Corner lots – If a corner lot has a rear lot line in common with the side lot line of another lot, no building will occupy that portion of the rear yard of for a distance equal to the depth of the front yard of that other lot or 30 feet (25 feet for R-2 and R-3 districts), whichever is less, measured from the common property line of the two lots extending toward the front lot line of the corner lot on a line perpendicular to the common lot line of the two lots. See the diagram to the right
- Side wall exceeding 40 feet – The width of the side yard abutting a building wall will be increased 2 inches for each foot the length of the wall of the building exceeds 40 feet.
- Legally, non-conforming side yards – A single-family house may be expanded by an addition provided the addition does not extend into the existing side yard.
- Eaves, 4 feet to side property line
- Open covered porches with no windows, walls or screens, 20 feet to front property line
- Entry way less than 5 feet deep and 8 feet wide may extend into the required front yard.
- Bays may extend up to 3 feet into a setback if the total bay is less than 20 square feet in area.



If you have questions regarding the building code, please contact the inspections department at 952.924.2588.

This handout is a summary of the most common zoning requirements, and doesn't cover all zoning regulations. Please contact the inspections department if you have questions regarding zoning and your project.