

MINIMUM SETBACK REQUIREMENTS

FRONT YARDS ABUTTING:

USES	LOCAL ROADS	COLLECTOR ROADS	ARTERIAL ROADS	SIDE YARD	REAR YARD
NON RESIDENTIAL					
Principal	30'	40'	50'	5' (1)	10'
Accessory (2)	30'	40'	50'	5'	5'
RESIDENTIAL					
Single-family	30'	40'	50'	10'	25'
Mobile Home	30'	40'	50'	10'	25'
Duplex	30'	40'	50'	10'	25'
Townhouse	30'	40'	50'	15'(3)	15'
Patio/Cluster	30'	40'	50'	10'(4)	15'
Multi-family	30'	40'	50'	25'(5)	25'
Accessory(6)	30'	40'	50'	5'	5'

(1) Five feet for all uses except for commercial condominium projects which are allowed to share interior property lines; provided that a 10-foot setback shall be required on the end units; further provided that such projects (buildings) shall not exceed 600 feet parallel to the street providing principal access. Where buildings are grouped on the same lot, forming a shopping business center, a 15-foot side yard setback shall be required on each end of the project.

(2) Freestanding sign structures and off-street parking space may be located in the required setback areas; provided such use(s) and structures shall be no closer than 5 feet to any property line and shall occupy no required buffer area.

(3) For townhouses, there shall be no minimum between units, but a 15-foot setback shall be required between the end unit and the external property line, and between buildings on the project site. No more than 6 units may be attached.

(4) For patio homes and cluster housing subdivisions, a 5-foot setback shall be required on one side only and a 10-foot setback shall be required between the end unit and the external property line.

(5) For multi-family and attached single-family dwellings, a 25-foot setback shall be required between the exterior unit(s) and the external property line, and between buildings on the project site.

(6) Accessory farm buildings or structures housing livestock, swine or fowl, regardless of the type of enclosure, shall be located no closer than 4,000 feet 50 feet to the nearest residential property line; a 5-foot setback shall be required in all other instances.