

Setback and Size Restrictions for New Construction and Accessory Structures

*All new structures must be constructed a minimum of 10 feet away from an existing structure. (Excluding fences and pools)

*Total square footage of accessory structures must not exceed 1600. Maximum size of a single structure is 1500 sqft. (Fences do not count towards this limit.)

* Accessory structures may not be constructed past the front plane of the house. (Corner lots are considered to have 2 front planes)

New Houses

1. Minimum 25 ft setback from front lot line. Corner lots must have a minimum 25 ft setback from both front lot lines.
2. Minimum side yard setback of 10 ft or 10% of lot width, whichever is smaller.
3. Minimum rear yard setback of 30 ft in RS-2, 25 ft in RS-3.

Detached Garages

1. An accessory building 300 sqft or more is considered a garage.
2. Maximum ridge height of 15 ft
3. Minimum side and rear yard setback minimum of 10 ft or 10% of lot width from lot line, whichever is smaller.

Sheds

1. An accessory building under 300 sqft is considered a shed
2. Sheds must be constructed on and anchored to a concrete slab.
3. A shed under 100 sqft is not required to be constructed on a slab, but still must be anchored to the ground with an approved anchorage system.
4. Minimum set back of 3 ft from lot lines.
5. Must be located in the rear yard

Pools

1. Minimum side and rear yard setback minimum of 10 ft or 10% of lot width from lot line, whichever is smaller
2. Electric supply for pump system must be located a minimum of 6 ft from the pool.

Fences

1. Are permitted to be constructed on the lot line.
2. Maximum height of 6 ft.