

## **Setback and Size Restrictions for New Construction and Accessory Structures**

\*For the purposes of these instructions, fences will not be considered structures.

\*All new structures must be constructed a minimum of 10 feet away from an existing structure.

\* Total square footage of accessory structures must not exceed 1,600.

### **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 sq. ft. 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.
4. 1,500 sq. ft. maximum.

### **Sheds**

1. An accessory building under 300 sq. ft. is considered a shed.
2. A shed under 100 sq. ft. is not required to be constructed on a slab.
3. All sheds must be anchored to the ground.
4. Minimum set back of 3 ft. from lot lines.

### **Pools**

1. Minimum side and rear yard setback minimum of 10 ft. or 10% of lot width from lot line, whichever is smaller
2. Are not required to be constructed 10 ft. from other structures.
3. Electric supply for pump system must be located a minimum of 6 ft. from the inside wall of the pool.

### **Fences**

1. Are permitted to be constructed on the lot line.
2. Maximum height of 6 ft.
3. Total linear footage does not count towards the 1,600 sq. ft. limit.
4. Cannot be constructed past the front plane of the house. (Corner lots have two front planes).