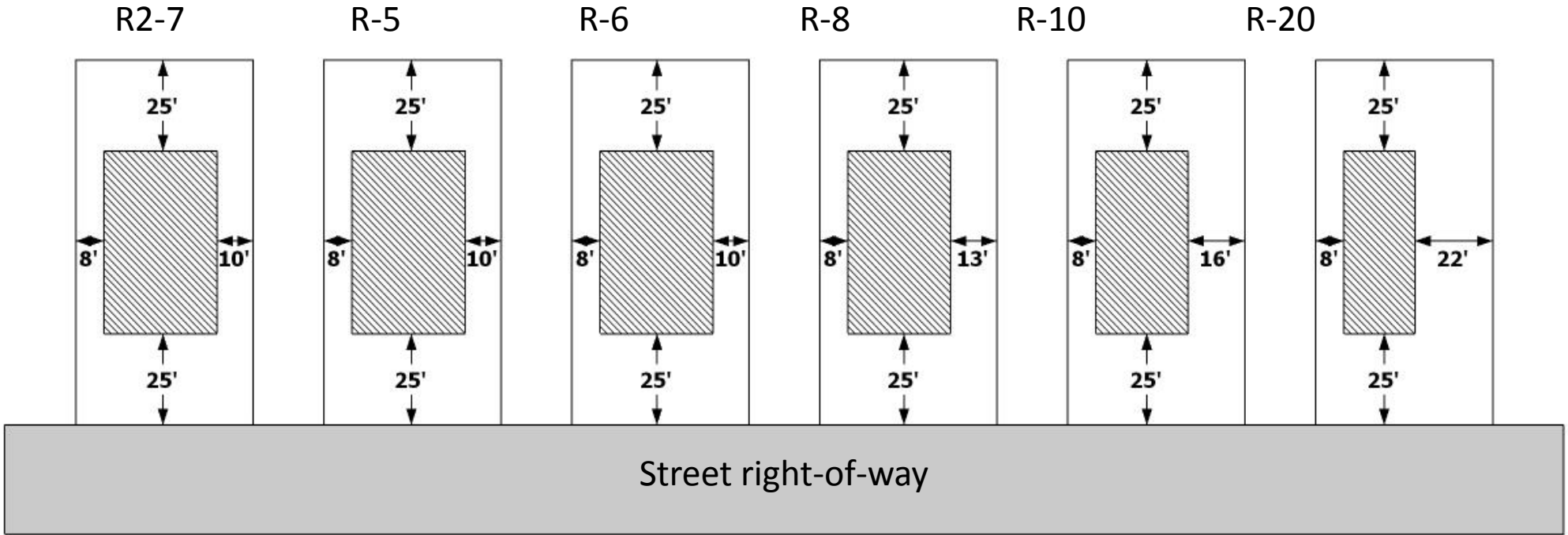


# Residential Interior Lot Setbacks

Main Building

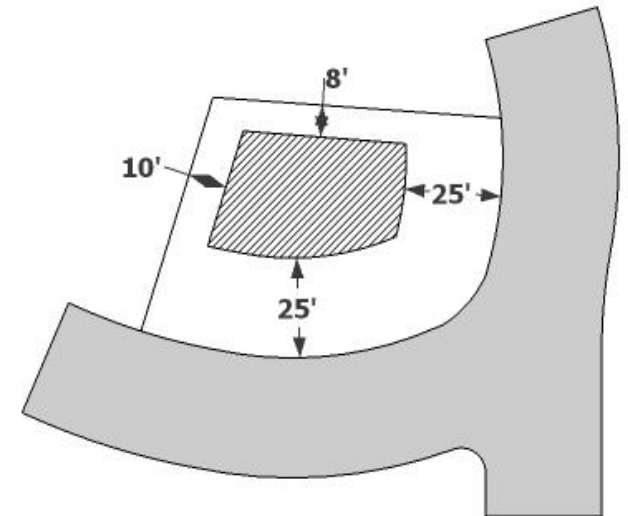
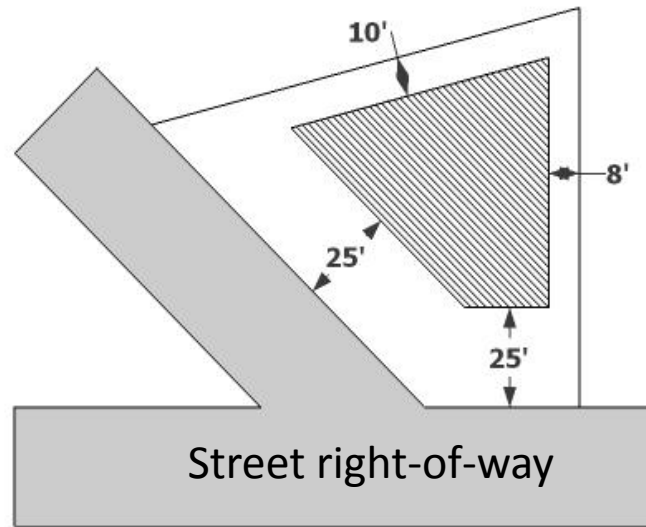
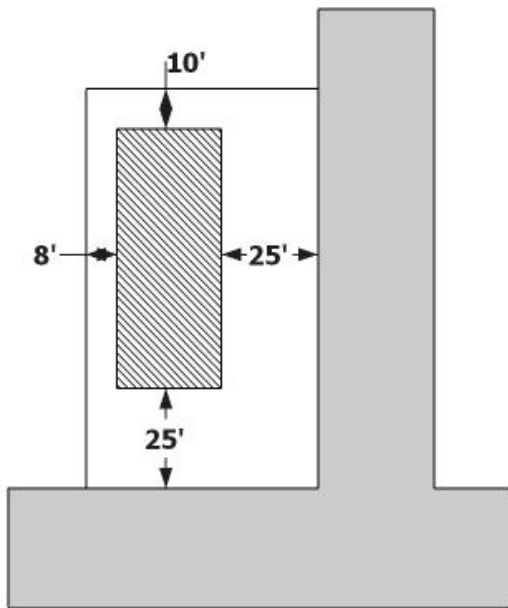


<b>Setbacks for Single Family Dwellings</b>			
<b>Zone</b>	<b>Aggregate Side Yard</b>	<b>Minimum on one side</b>	<b>Difference on Opposite Side</b>
R2-7	18 ft.	8 ft.	10 ft.
R-5	18 ft.	8 ft.	10 ft.
R-6	18 ft.	8 ft.	10 ft.
R-8	21 ft.	8 ft.	13 ft.
R-10	24 ft.	8 ft.	16 ft.
R-20	30 ft.	8 ft.	22 ft.

- For front yard setbacks and setbacks from streets see Section 3.2.6.A.1(e)
- For side and rear yard setbacks see Section 3.2.6.A.2(d)

# Residential Corner Lot Setbacks

Main Building



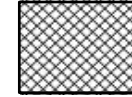
- Note: The shorter side of the lot facing a street (street frontage) is the front.
- For front yard setbacks and setbacks from streets see Section 3.2.6.A.(1)(e)
  - For side and rear yard setbacks see Section 3.2.6.A.(2).(b)

# Setbacks for Detached Accessory Buildings

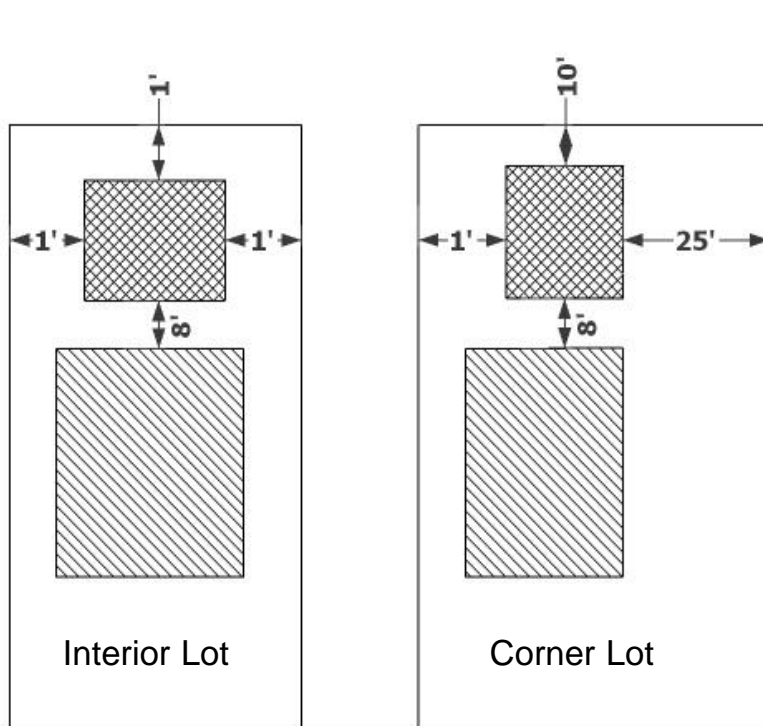
Main Building



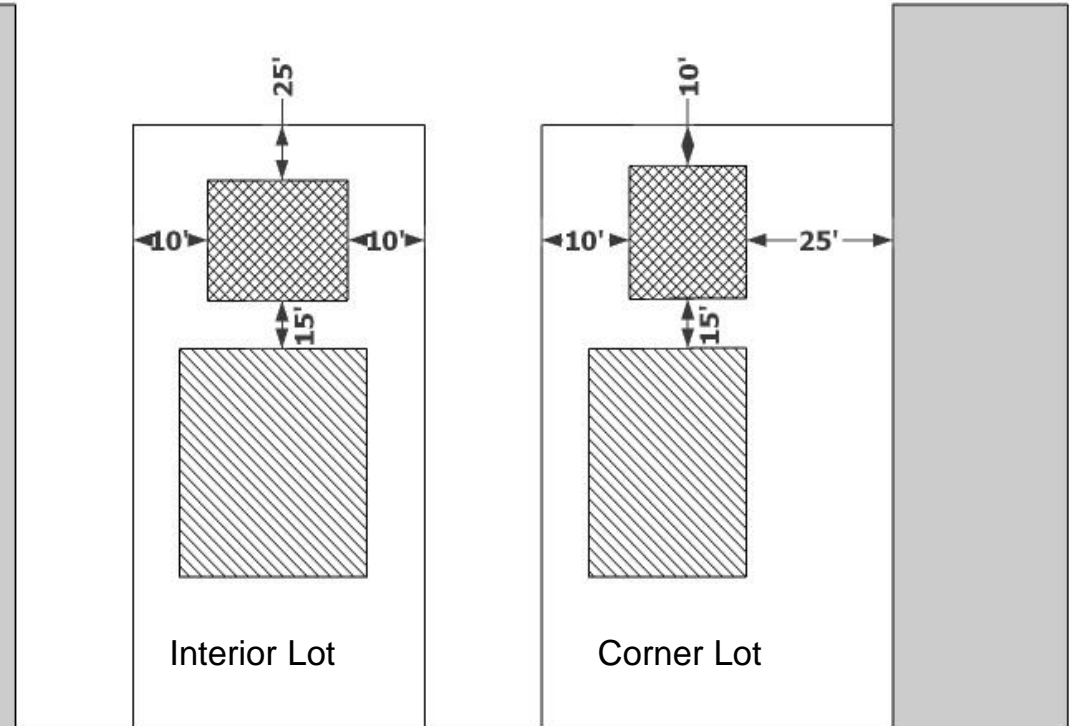
Detached Accessory Building



**1 and 1 ½ story detached accessory buildings**



**2 story detached accessory buildings**



Street right-of-way

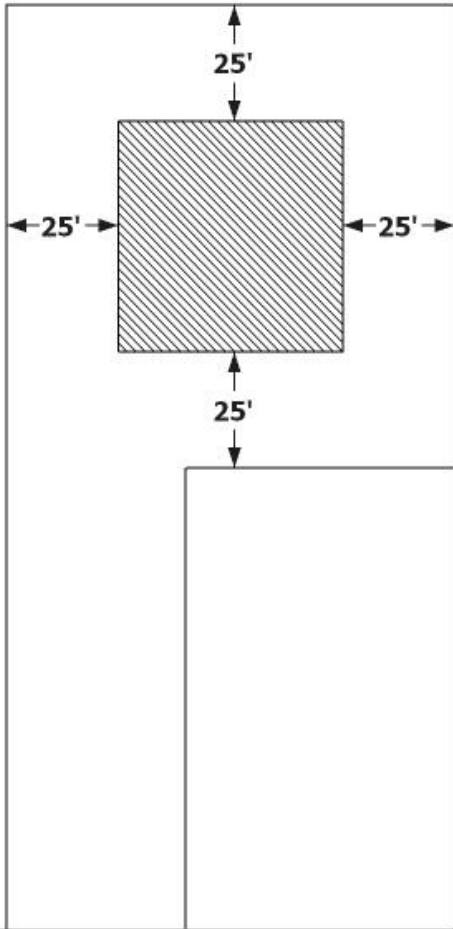
- For setbacks from streets see Section 3.2.6.A.1.(e)
- Side and rear setbacks for 1- 1½ story detached accessory buildings see Section 3.2.6.A.2.(e)(1) and A.2.(e)(2)
- Side and rear setbacks for 2 story detached accessory buildings see Section 3.2.6.A.2.(e)(4)
- Footprint cap for detached accessory buildings in R-5 and R-6 districts = 560 sq. ft.
- Footprint cap for detached accessory buildings in all other districts = 650 sq. ft.

# Irregular Residential Lot Setbacks

Main Building

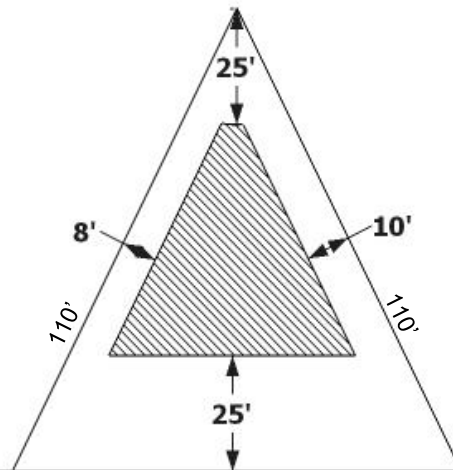


Pipe-Stem Lot



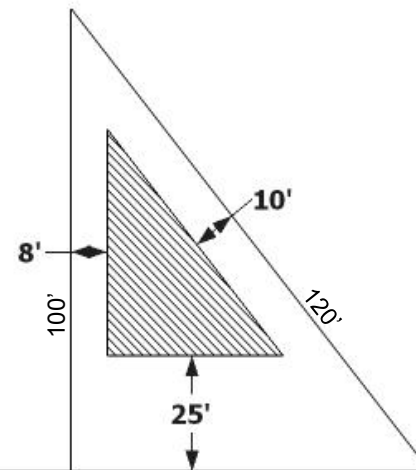
Section 10.1.4.

Triangular Lot with two equal side yards



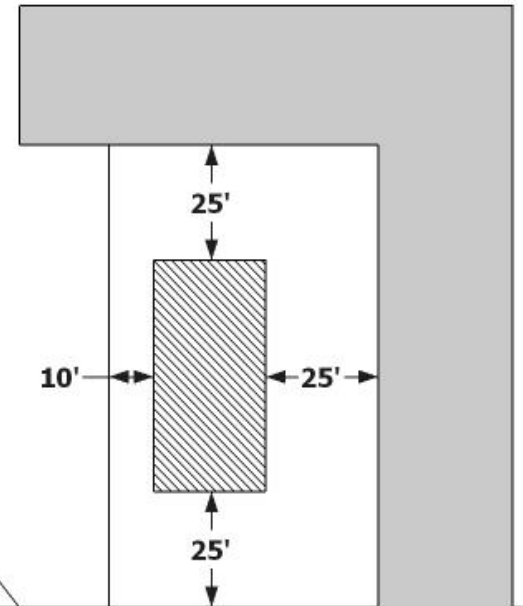
Section 18.2.  
definition of Lot line, rear.

Triangular Lot with unequal side yards (No Rear Setback)



Section 18.2.  
Definition of Lot line, side.

Corner Lot with three street frontages



Section 3.2.6.A.(1)(e)

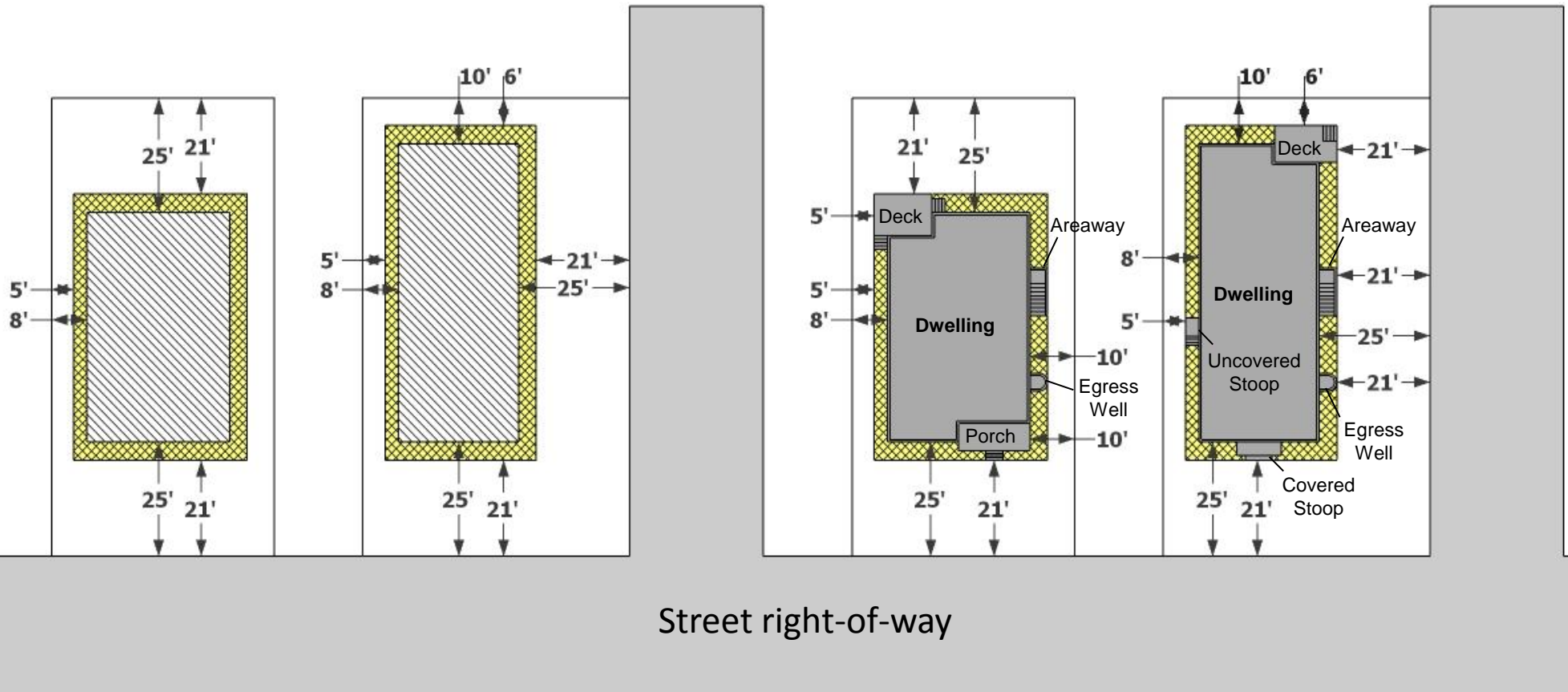
Street right-of-way

# Permitted Encroachments Into Setbacks

Main Building



Encroachments permitted



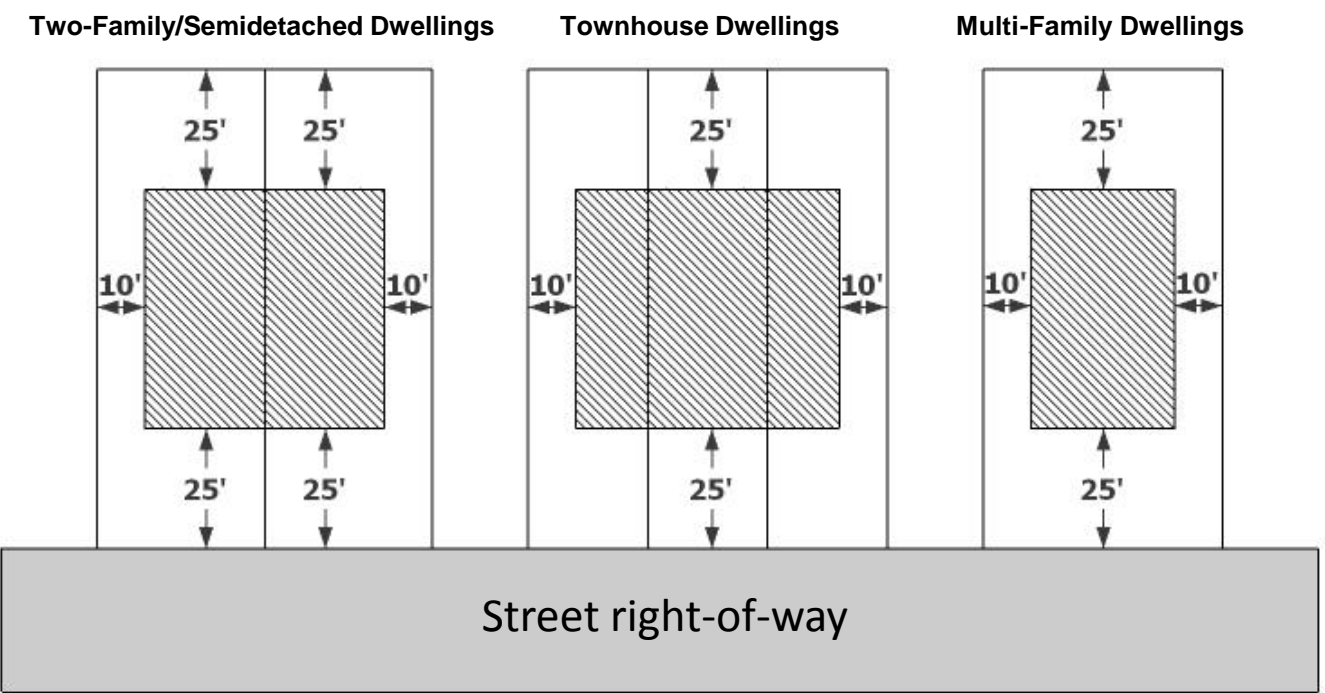
## Permitted Encroachments (Section 3.2.6.A.3.(a):

Uncovered and unenclosed structures such as areaways, decks, stoops, stairs, window wells, and eave overhangs may project 4 feet into a setback. These structures may not be located closer than 5 feet to a side property line.

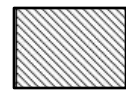
**Note:** Covered but unenclosed porches may encroach into the front setback only. Chimneys and bay windows without floor space may encroach 18 inches into any setback.

# Setbacks for Two-Family & Multi-Family Dwellings

## Interior Lots



Side Yard Setbacks	
Building Height	Minimum Side Yards
25 ft.	10 ft.
27.5 ft.	11 ft.
30 ft.	12 ft.
35 ft.	14 ft.

Main Building 

- For front yard setbacks and setbacks from streets see Section 3.2.6.A.1.(e). For Multi-Family Dwellings, 50 feet from the street centerline but in no case less than 25 feet from a street right-of-way. 3.2.6.A.1.(d).
- For side setbacks, 10 feet, plus 1 additional foot for every 2 ½ feet above 25 feet in height. Section 3.2.6, A.2.(d).
- For rear yards, 25 feet. Section 3.2.6.D.2.(d).

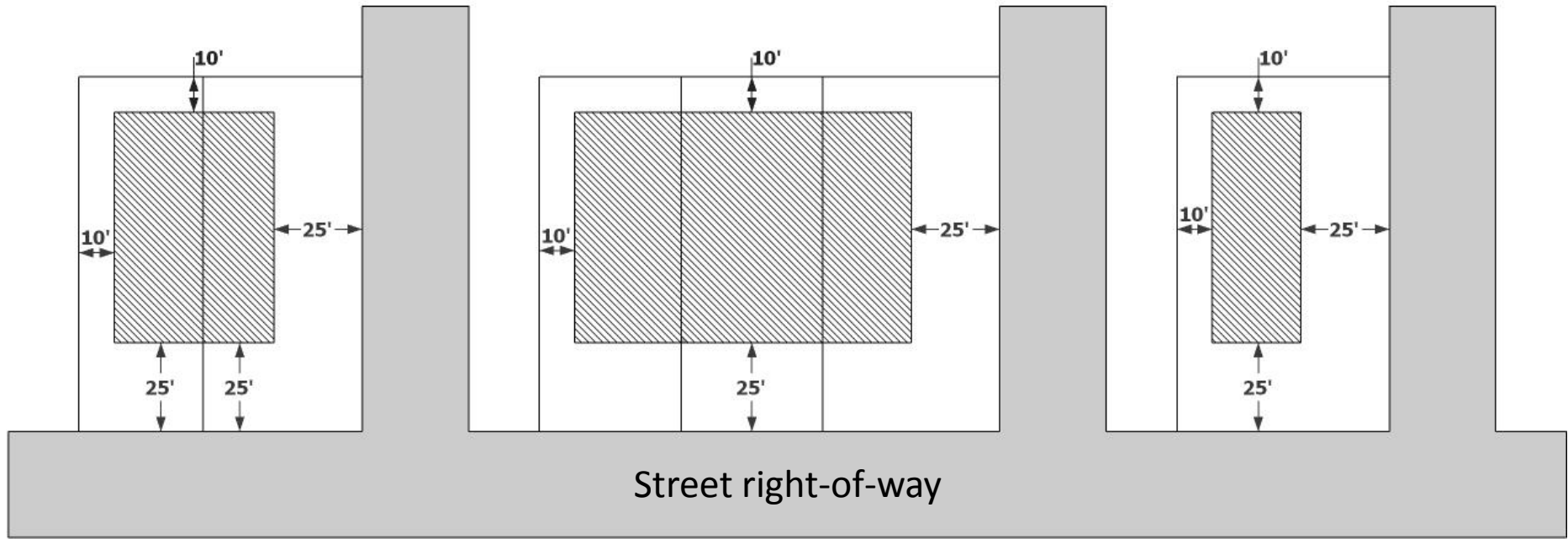
# Setbacks for Two-Family & Multi-Family Dwellings

## Corner Lots

Two-Family/Semidetached Dwellings

Townhouse Dwellings

Multi-Family Dwellings



Side Yard Setbacks	
Building Height	Minimum Side Yards
25 ft.	10 ft.
27.5 ft.	11 ft.
30 ft.	12 ft.
35 ft.	14 ft.

Main Building 

-For front yard setbacks and setbacks from streets see Section 3.2.6.A.1.(e). For Multi-Family Dwellings, 50 feet from the street centerline but in no case less than 25 feet from a street right-of-way. Section 3.2.6.A.1.(d).  
 -For side setbacks, 10 feet, plus 1 additional foot for every 2 ½ feet above 25 feet in height. Section 3.2.6.A.2.(d).