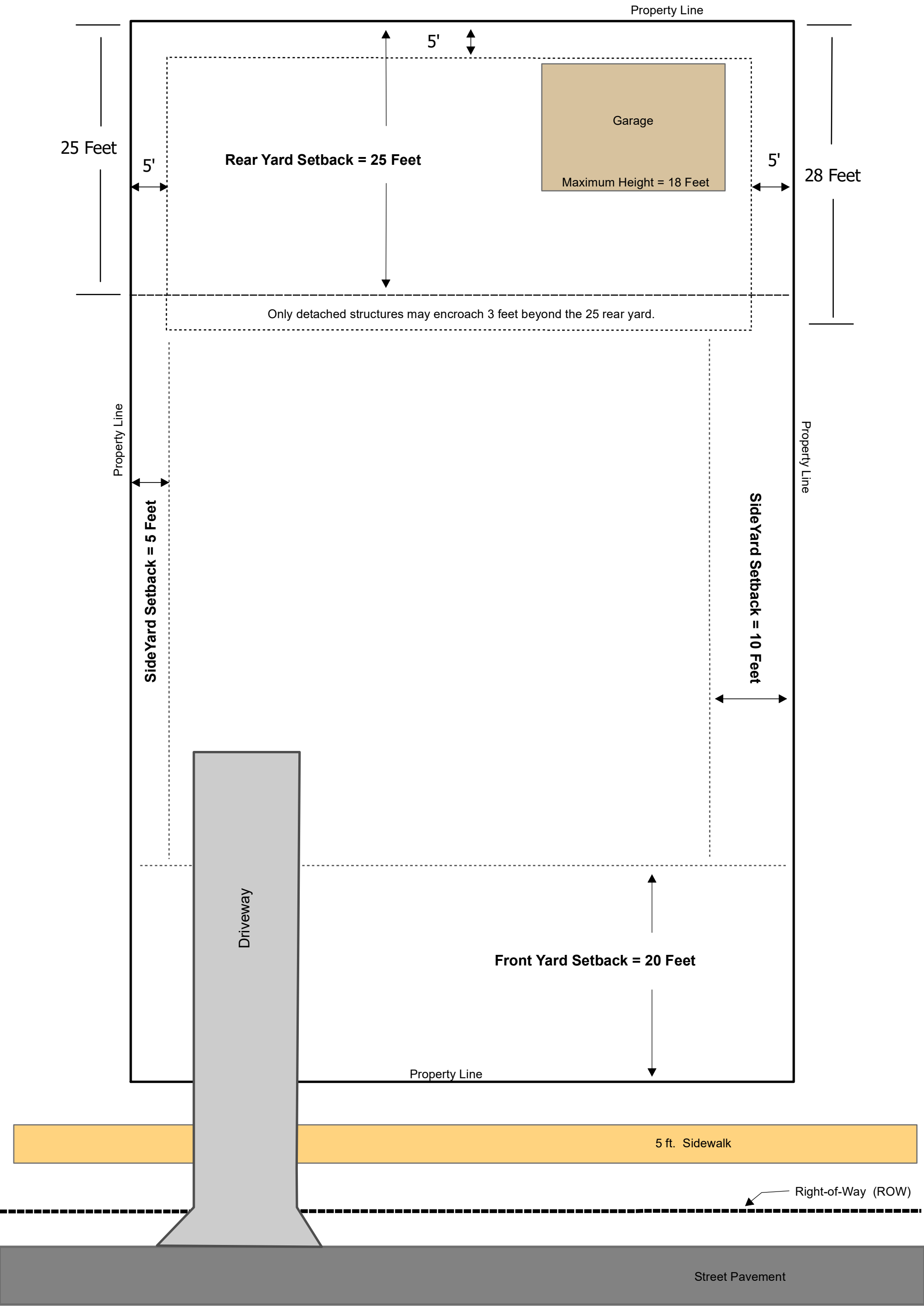


# Setbacks - Lots without Alley



#### **17.06.425: MINIMUM SETBACK AT REAR AND SIDE LOT LINES:**

Setbacks for accessory structures located in the rear twenty five feet (25') of a lot:

1. SIDE YARD: All accessory structures shall be setback from the side lot line at least five (5) feet.
  - a. However, an accessory structure may be setback three (3') feet from the side property line provided the roof does not slope toward the side property line.
  - b. A detached accessory structure may encroach up to three (3') feet beyond the 25 foot rear yard and still maintain the above mentioned requirement, provided the height of the detached structure does not exceed eighteen (18') feet.
  
2. REAR YARD: All accessory structures shall be setback from the rear lot line at least five (5) feet.
  - a. However, an accessory structure may be setback three (3') feet from the rear property line, provided the roof does not slope toward the rear property line.
  - b. Lots with an alley in the rear of the lot may have an accessory structure that can be setback three (3') feet from the rear property line regardless of how the roof is sloped.
  - c. A detached accessory structure may encroach up to three (3') feet beyond the 25 foot rear yard and still maintain the above mentioned requirements, provided the height of the detached structure does not exceed eighteen (18') feet.

#### **17.06.460: MINIMUM SETBACK FOR GARAGES OR CARPORTS:**

Garages or carports that are directly accessed to the street shall be set back twenty feet (20') from the property line or public sidewalk located on the lot, whichever provides the greater setback