

**TABLE 7.2  
MINIMUM SETBACKS (FEET) FOR  
SINGLE-FAMILY DETACHED DWELLINGS**

REQUIRED STANDARDS	OS (ft.)	RE (ft.)	RS (ft.)				R-1 (ft.)	SF-CR (ft.)	SF-VJ (ft.)	MH <sup>1</sup> (ft.)	RM (ft.)	RH (ft.)
			5,000 to 7,999 sq. ft.	8,000 to 9,999 sq. ft.	10,000 to 14,999 sq. ft.	15,000 sq. ft. or greater						
Front yard	50	50	30 <sup>2</sup>	35 <sup>2</sup>	35 <sup>2</sup>	35 <sup>2</sup>	30 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20	n/a	n/a
Rear yard	50	50	35	35	35	35	35	20	35	10	n/a	n/a
Side yard least width on any 1 side	50	20	7 <sup>3</sup>	8 <sup>3</sup>	8 <sup>3</sup>	8 <sup>3</sup>	7 <sup>3</sup>	7 <sup>3</sup>	7 <sup>3</sup>	5 <sup>3</sup>	n/a	n/a
Minimum sum of side yards	100	40	15	20	20	20	15	15	15	10	n/a	n/a
Minimum lot width <sup>4</sup>	100 <sup>5</sup>	100 <sup>5</sup>	50 <sup>5,6</sup>	70 <sup>6</sup>	80 <sup>6</sup>	100 <sup>5</sup>	60 <sup>6</sup>	50	40	50	n/a	n/a
Minimum street frontage	40	40	40	40	40	60	40	50	40	40	n/a	n/a

1. Prefabricated housing only; stick built structures shall comply to the regular setback requirements of the RS or RM zone, as appropriate, to the proposed use.
  2. In any existing platted property where the average front yard setback is greater than that required by code, no front yard depth shall be less than the smallest front yard depth of any existing dwelling immediately adjacent thereto and within 200 feet fronting on the same side of the street.
  3. Measured to foundation; however, no part of any structure, including eaves and overhangs, may be closer than 5 feet to a property line.
  4. Measured at building setback line.
  5. An additional 10 feet of lot width shall be required for each additional 1,000 square feet above 5,000 square feet.
  6. The minimum lot width for corner lots shall be increased by 25 feet.
- (Ord. 1309, 6-29-1998; amd. Ord. 1406, 5-1-2000; Ord. 1419, 8-21-2000)