

RESIDENTIAL ZONING SETBACKS

R1- Single Family

30' Front

10' Side

25' Total Side

30' Rear

R2- Single Family

25' Front

8' Side

8' Side

25' Rear

R3- Single Family

20' Front

8' Side

8' Side

20' Rear

R4- Single Family

30' Front

10' side

10' Side

20' Rear

Accessory Buildings (Ordinance Chapter 1133)

Non-attached- 3' from the house, 5' from the rear and side property line. Keep the accessory building less than 200sq ft and you will only need a zoning permit. Anything over 200sq ft requires a building permit.

Swimming Pools (Ordinance Chapter 1138)

Above ground- 8' from the rear property, 5' from the house. The side setback will be determined by your zoning district.

In-Ground- 8' from the rear property, 8' from the house. The side setback will be determined by your zoning district.

*Ordinance 1138.01(3) Fence: All swimming pools now or hereafter constructed outside of a building shall be enclosed by a fence extending from the ground to a point at least four feet above any ground, or at least four feet above any climbable stationary object within three feet of the fence; gates shall meet the requirements for fence construction, shall be self-closing, self-latching and equipped with a latch capable of securely holding the gate closed and mounted on the inside of the gate, not readily available for children to open.

Fences (Ordinance Chapter 1139)

1139.04 PERMITTED USES RESIDENTIAL DISTRICTS.

Fences shall be permitted in required yards as follows:

(a) Ornamental fences:

(1) Front yards: Ornamental fences may be erected in front yards parallel to the building line to a height not exceeding three feet above the finished grade and/or approximately on, the common property line.

(2) Side and rear yards: Ornamental fences may be erected on the side and rear yards parallel to and on, or approximately on, the common property line to a height of not more than six feet.

(b) Chain link fences: Shall be permitted only in rear and side yards. Such fences may be erected to and on, or approximately on, the common property line to a height not exceeding four feet the finished grade.

(c) Privacy fences. Shall be permitted only in rear and side yards. Such fences may be erected parallel to and on, or approximately on, the common property line to a height not exceeding eight feet above the finished grade. (Putting a privacy fence on the common property line requires written permission from the owner of the adjacent property)

(Ord. 1989-81. Passed 1-2-90.)