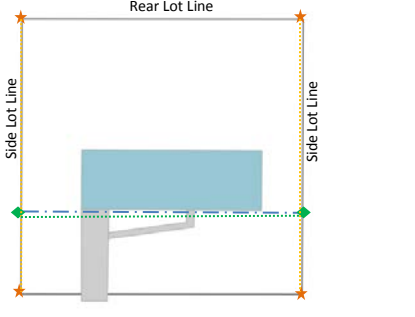
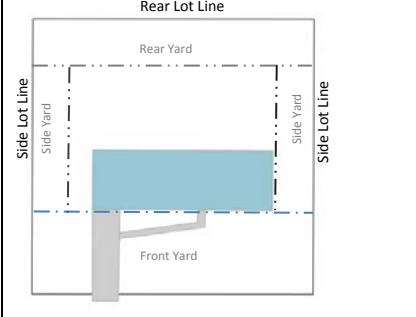
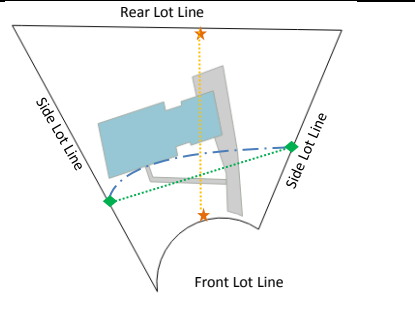
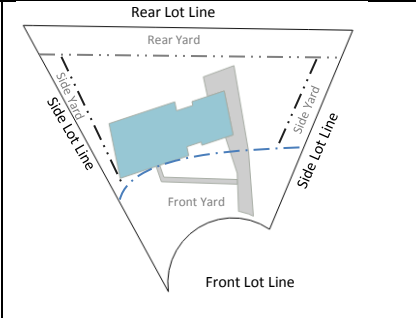
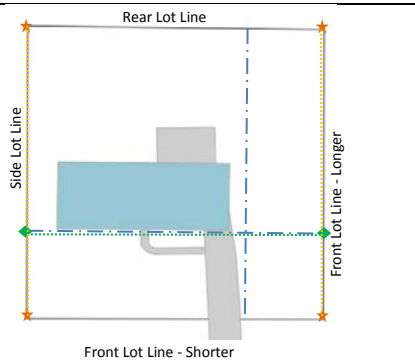
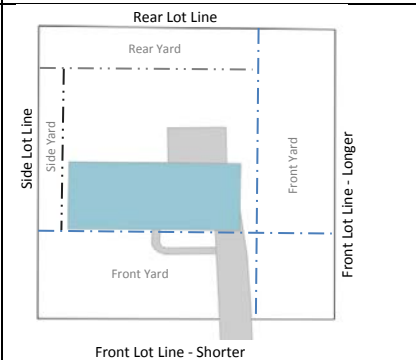
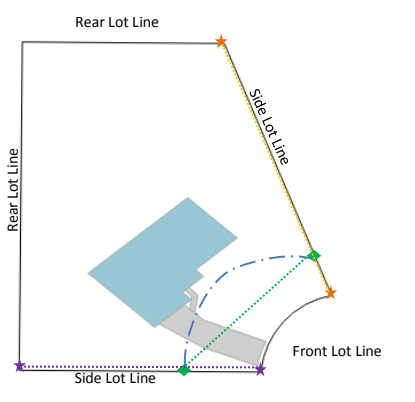
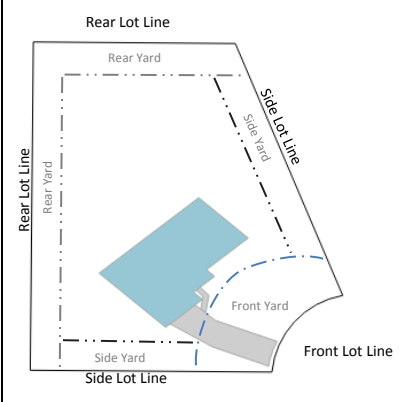
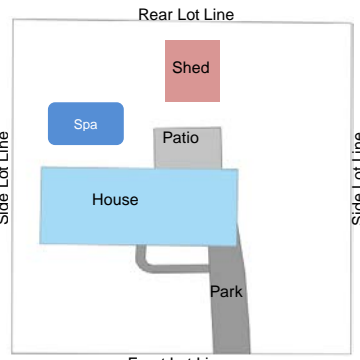
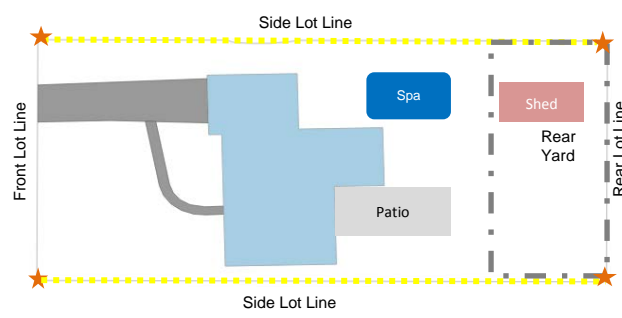
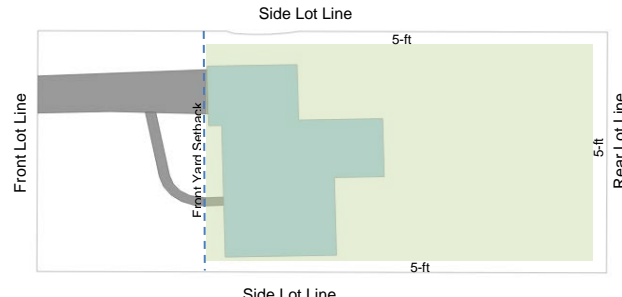
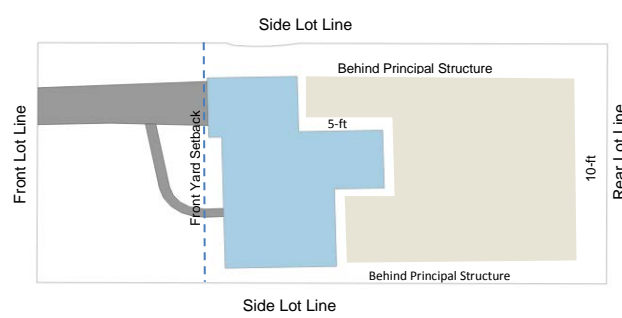


Lot Calculations	Lot Width & Depth	Lot Setbacks
<p><b>Rectangular Lot</b></p> <p>Lot Depth: Mean vertical distance between front lot line and rear lot line. ★</p> <p>Lot Width: Horizontal distance between side lot lines measured at front building line. ◆</p> <p>Side Yard Setback: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.</p> <p>Rear Yard Setback 20% of lot depth. No setback shall be less than 20ft.</p>	<p><b>Rectangular Lot</b></p> 	<p><b>Rectangular Lot</b></p> 
<p><b>Pie Shape Lot</b></p> <p>Lot Depth: Mean vertical distance between front lot line and rear lot line. ★</p> <p>Lot Width: Horizontal distance between side lot lines measured at front building line. ◆</p> <p>Side Yard Setback: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.</p> <p>Rear Yard Setback 20% of lot depth. No setback shall be less than 20ft.</p>	<p><b>Pie Shape Lot</b></p> 	<p><b>Pie Shape Lot</b></p> 
<p><b>Corner Lot</b></p> <p>Front Yard: Both yards facing a street front. Lot Depth: Mean vertical distance between shorter front lot line and rear lot line. ★</p> <p>Lot Width: Horizontal distance between side lot line and longer front lot line measured at front building line with the shorter distance. ◆</p> <p>Side Yard Setback: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.</p> <p>Rear Yard Setback 20% of lot depth. No setback shall be less than 20ft.</p>	<p><b>Corner Lot</b></p> 	<p><b>Corner Lot</b></p> 
<p><b>Irregular Lot</b></p> <p>Lot Depth: Vertical distances between front lot line and rear lot lines. ★ ☆</p> <p>Lot Width: Horizontal distance between side lot lines measured at front building line. ◆</p> <p>Side Yard Setback: Lot width 60ft. or less – 10% of lot width. Lot width greater than 60-ft. – 12% of lot width. Minimum 5ft.</p> <p>Rear Yard Setback 20% of lot depth taken at each vertical distance between the front and rear lot lines. No setback shall be less than 20-ft.</p>	<p><b>Irregular Lot</b></p> 	<p><b>Irregular Lot</b></p> 

**Lot Coverage Determinations & Accessory Structure Setbacks**

Lot Coverage Calculations	Lot Coverage Categories
	<p>Permitted Lot Coverage Buildings- Any structure having a roof supported by columns or walls. (Principal structure and any roofed accessory structures excluding unenclosed front porch)</p> <p>Off-Street Parking Areas/Connections to Principal Structure (Driveway, turnaround pad, sidewalk from driveway into home)</p> <p>Accessory Structures (Patios, decks, roofed accessory structures, playhouses, pools, spas, etc. For accessory structures placed on a concrete pad, include the area of the concrete pad beneath)</p>
<p><b>Accessory Structure 25% Rear Yard Determination</b></p> 	<p><b>Accessory Structure 25% Rear Yard Steps</b></p> <p>Lot Depth: Mean vertical distance between front lot line and rear lot line.</p> <p>Rear Yard Setback: 20% of lot depth.</p> <p>Calculate the area (sf) within the rear yard area.</p> <p>Calculate 25% of the rear yard area (sf).</p> <p>Calculate the total square footage of all accessory structures on the lot. If the combined total of all accessory structures (e.g. shed, patio, spa) on the lot exceed the value (25% of the rear yard), site plan and concept Stormwater management plan review is required.</p>
<p><b>Setback Accessory Structure 120 sf. or Less</b></p> 	<p><b>Setback Requirements Accessory Structures 120 sf. or less</b></p> <p>Front Yard Setback: Behind front yard setback.</p> <p>Side Yard Setback: 5-ft from side lot line.</p> <p>Rear Yard Setback: 5-ft from rear lot line.</p> <p>Principal Building Setback: 0-ft.</p>
<p><b>Setback Accessory Structure Greater than 120 sf.</b></p> 	<p><b>Setback Requirements Accessory Structures Greater than 120 sf.</b></p> <p>Front Yard Setback: Behind front yard setback.</p> <p>Side Yard Setback: Behind footprint of principal building.</p> <p>Rear Yard Setback: 10-ft from rear lot line.</p> <p>Principal Building Setback: 5-ft from principal building and other accessory structures excluding decks and patios.</p> <p>Setback variations. Variations from the setbacks with Commission Review:</p> <ol style="list-style-type: none"> <li>1. Conditions of the property grounds, whether it be shape, area, narrowness, or topography, prohibit reasonable placement in conformance with the setbacks noted.</li> <li>2. The accessory structure incorporates design features and elements to mitigate the diminished setback requirements.</li> <li>3. The variation would be consistent with the purpose and intent of the underlying zoning district and further the goals and objectives of this Article.</li> <li>4. The variation would not adversely impact the health, safety, or welfare of the lot occupants or neighboring property owners.</li> </ol>