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CH14 5.5 - Standard Setbacks

Amendments and Repeals

Sections of this ordinance have since been Amended By - [5-2015](#)

- A. A. In any district except the CB district, where there is no such requirement, minimum depth of front yard for a lot abutting a street shall be as follows:
- Local or Place 25 feet
 - Collector 30 feet
 - Secondary Arterial 40 feet
 - Primary Arterial 60 feet
 - Arterials are designated by the Adopted Thoroughfare Plan; collectors are designated by resolution of the plan commission.
 - However, along a local street in a residence district or business district other than CB, where fifty percent of lots in that block face are occupied by principal use buildings, minimum depth of front yard for that block face shall be the average depth of front yard for those buildings, provided that such front yard shall be no less than 10 feet. But buildings to be removed to make way for a new building shall not be included when calculating average depth of front yard to be applied to the new building.
 - A through lot has a front yard on each abutting street.
 - For any corner lot, these front yard setback standards shall also apply to the side yard(s) abutting a primary or secondary arterial, collector, local street or place.
Where a lot does not abut a street, minimum depth of front yard shall be 25 feet, measured from a designated front lot line.
 - For any accessory building, minimum depth of front yard shall be the same as for the principal use building.
- B. Minimum depth of rear yard, in feet, for primary and accessory building shall be as follows:

- o Zoning Residential Use Nonresidential Use
 District Primary Accessory Primary Accessory
 R1, R2, R3, A 25 10 25 10
 LB, OD 15 15 15 15
 GB, HS 15 15 15/40* 15/40*
 CB 0 0 0 0
 I - - - 15/40* 15/40*

* Where rear lot line abuts a residential district.

C. Minimum depth of side yard, in feet, for primary or accessory buildings shall be as follows:

- o Zoning District Residential Use Nonresidential Use
 R1, R2, R3, A 6 6
 LB, GB, OD, HS 0 0/10*
 CB 0 0
 I - - 0/30*

* Where side lot line abuts a residential district.