

BUILDING SETBACK REQUIREMENTS FOR ANY BUILDING ARE AS FOLLOWS:

All plans must provide accurate setback distance from each building and square footage of unoccupied yard.

1) ONE RESIDENTIAL DWELLING PER LOT (DISTRICTS R1 & R2) LOW-MEDIUM DENSITY:

Front Yard: 25 Feet
Side Yard: 5 Feet
Rear Yard: 15 Feet
Lot Size: 6,000 Feet

2) TOWNHOMES/APARTMENTS (DISTRICT MF) HIGH DENSITY:

Front Yard: 25 Feet
Side Yard: 10 Feet
Rear Yard: 20 Feet
Lot Size: 10,000 Feet/3Units, add 1,800 Feet per unit. No more than 24 Units per Acre.

3) MOBILE HOME PARKS (DISTRICT MH) DOES NOT APPLY FOR DWELLINGS IN DISTRICT R1/R2:

Front Yard: 25 Feet
Side Yard: 5 Feet
Rear Yard: 15 Feet
Lot Size: 5,000 Feet

4) MUSTANG ESTATES SUBDIVISION

Front Yard: 60 Feet
Side Yard: 25 Feet
Rear Yard: 25 Feet
Lot Size: 1.2 acres or more
One-Story: 1,400 square foot minimum, exclusive of garages, carports, porches
Two-Story: 1,800 square foot minimum, exclusive of garages, carports, porches

5) ACCESSORY BUILDING OR STRUCTURE SETBACKS:

Front Yard: No building shall be erected, constructed, or installed beyond the Districts setback requirements provided above.
Side Yard: 5 Feet from property lines.
10 Feet from any building on same lot.
Window sills/architectural feature not to extend beyond 1 Foot.
Roof eaves not to project more than 3 Feet.
Open Stairways/Fire Escapes not to project more than 3 Feet.
Rear Yard: 5 Feet from property lines.
10 Feet from any building on same lot.
*No accessory building/structures shall occupy more than 40% of rear yard.
Conformity: Window Sills - not to extend beyond (12") twelve inches
Roof eaves - not to extend more than (36") thirty-six inches into yard sides.
Open Stairways/Fire escapes – not to extend more than 3 Feet into yard sides

6) FENCES:

Setback: 3 Feet from near edge of utility meter box.
5 Feet from all sides of Fire Hydrants.
10 Feet minimum shall be dedicated or granted across the front portion of lots, including side lines for utility easements.
Height: Residential - 5 Foot maximum
Commercial – 6 Foot maximum (to separate abutting residential property)
Material: Residential - Wood, chain link, vinyl, wrought iron, brick, stone
Commercial - Solid fencing/wall screening: wood, vinyl, masonry, landscaping