

# ZONING ORDINANCE SETBACK AND MINIMUM LOT SIZE REQUIREMENTS

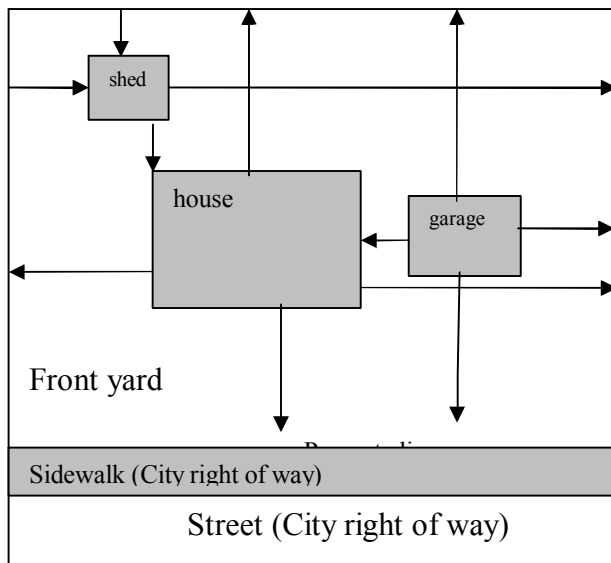
## WHAT ARE YARD SET BACKS?

A setback refers to the distance between the nearest point of a structure and the property line.

## WHEN DO I NEED TO BE CONCERNED ABOUT YARD SET BACKS?

Whenever a structure is built or placed on a piece of property, the setback requirements of Ordinance 3216 must be met.

When applying for a building permit, it is required that a site plan be submitted for the planning department's review. A site plan is an illustration reflecting your lot's dimensions along with all structures on the lot. A site plan must also reflect the distances from the nearest point of all structures to property lines and distances to other structures on the site. An example can be found below.



Information regarding allowed uses within each zone and building setback Information can also be found at

[www.bakercity.com/ords/contents.htm#PLANNING](http://www.bakercity.com/ords/contents.htm#PLANNING).

Click on the appropriate code chapter.

- Chapter 2.1 – Residential District
- Chapter 2.2 - Central-Commercial District
- Chapter 2.3 – General-Commercial District
- Chapter 2.4 – General-Industrial District
- Chapter 2.5 – Light-Industrial District

### YARD SETBACK REQUIREMENTS FOR COMMERCIAL & INDUSTRIAL ZONES

CENTRAL COMMERCIAL (C-C)  
NO MINIMUM LOT AREA  
FRONT YARD...NO MINIMUM, BUT 20 FEET IS MAXIMUM ALLOWED  
REAR YARD...NO MINIMUM  
SIDE YARD ...NO MINIMUM

GENERAL COMMERCIAL (C-G)  
NO MINIMUM OR MAXIMUM LOT AREA  
\*SETBACKS NOT REQUIRED EXCEPT WHERE ABUTTING A RESIDENTIAL ZONE...15 FEET FOR MINIMUM SIDE AND REAR YARD SETBACK IN THAT CASE

LIGHT INDUSTRIAL (I-L)  
NO MINIMUM OR MAXIMUM LOT AREA  
FRONT YARD.... 20 FEET MINIMUM  
SIDE AND REAR YARD NOT REQUIRED EXCEPT WHERE ABUTTING A RESIDENTIAL ZONE....20 FEET

GENERAL INDUSTRIAL (I-G)  
NO MINIMUM OR MAXIMUM LOT AREA  
FRONT YARD.... 10 FEET MINIMUM (additional setback required if building exceeds 30 feet in height)  
SIDE AND REAR YARD ...NOT REQUIRED EXCEPT MIN. OF 25 FT. FROM RESIDENTIAL DISTRICTS and MIN. OF 15 FT. FROM OTHER NON-GENERAL INDUSTRIAL USES (additional setback required if building exceeds 30 feet in height)

## YARD SETBACK REQUIREMENTS FOR RESIDENTIAL ZONES (HOUSES)

### LOT SIZES AND SETBACKS FOR HOMES MUST BE AT LEAST:

**RESIDENTIAL LOW-DENSITY**  
R-LD: LOT AREA..... 7,500 SQ. FEET Min.  
FRONT YARD..... 20 FEET Min.  
REAR YARD..... 10 FEET Min.  
SIDE YARDS..... 10 FT. & 5 FT. Min.\*

**RESIDENTIAL MEDIUM-DENSITY**  
R-MD: LOT AREA..... 7,500 SQ. FEET Min.  
FRONT YARD..... 20 FEET Min.  
REAR YARD..... 10 FEET Min.  
SIDE YARDS..... 10 FT. & 5 FT.\* Min.

**RESIDENTIAL HIGH-DENSITY**  
R-HD: LOT AREA... 5,000 SQ. FEET Min.  
FRONT YARD... 15 FEET Min.  
REAR YARD..... 10 FEET Min.  
SIDE YARDS..... 10 FT. & 5 FT.\* Min.

**\*On corner lots, the home's side yard fronting the street must be located at least 15 feet from that side property line. The other side yard setback (side not fronting street) must be at least 5 ft.**

### YARD SETBACK REQUIREMENTS FOR RESIDENTIAL ZONE ACCESSORY STRUCTURES (DETACHED GARAGES, SHOPS, SHEDS, etc.)

**\*Such structures can only be located to the side or rear of the home, not in front of the home, and must be at least 8' from other structures at the site.**

R-HD: SIDE YARD...at least 5 FEET\*  
REAR YARD...at least 5 FEET (unless alley is located adjacent to rear property line, structure may be located within 1 FOOT of alley.)

R-MD SIDE YARD...at least 5 FEET\*  
& R-LD: REAR YARD... at least 5 FEET

**\*On corner lots, the side yard fronting the street must be located at least 15 feet from that side property line.**