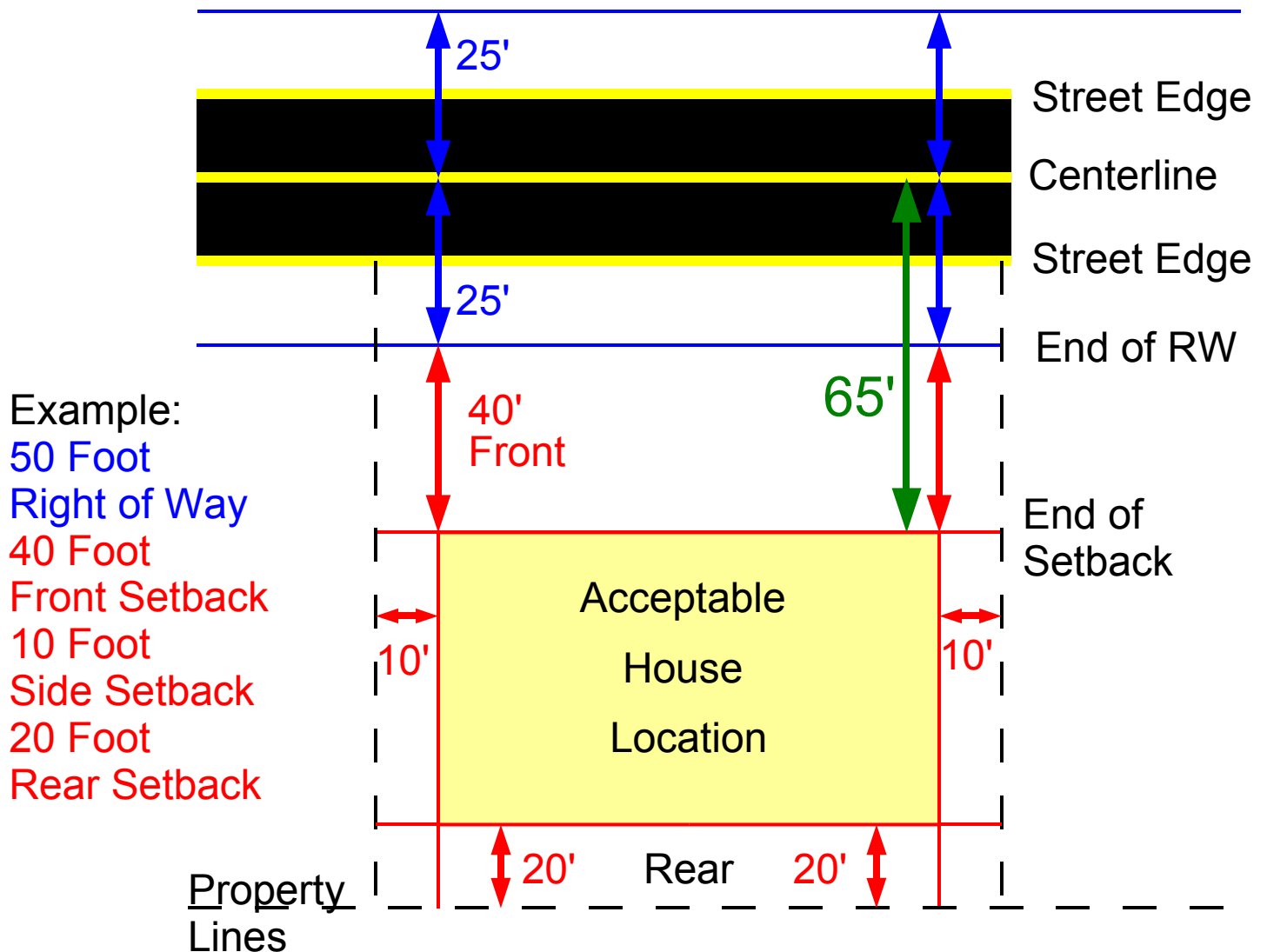


# Setbacks

When determining an acceptable front location for a house, not only do you have to take into consideration the front setback value, but also the street's right of way value. To find the proper location, start from the center line of the road, and measure one half of the street's right of way, then add to that the front setback value. At that distance from the centerline is an acceptable location for the front of the house to begin. This point will not be the setback value from the edge of the street.

In this example we have a 50' right of way and a 40' front setback. One half of the right of way value is 25' which you add to the front setback value of 40'. This will give you a total of 65' from the centerline, where an appropriate location to start the house is.



# Setbacks for Corner Lots

For houses being built on street corners you have to calculate setbacks for both the front and side facing the street using the front setback value. The other side of the house will then use the normal side setback value.

In this example we have a 50' right of way and a 40' front setback. One half of the right of way value is 25' which you add to the front setback value of 40'. This will give you a total of 65' from the centerline. This value of 65' will now be the distance measured on both the front of the house and the side facing the street. The side not facing the street will have a 10' setback and the rear will have a 20' setback.

Example:

50 Foot Right of Way      40 Foot Front Setback      10 Foot Side Setback      20 Foot Rear Setback

