

Sec. 28-74. - Dimensional requirements.

The following are the dimensional requirements for the R-1 district:

(1) *Lot abuts shoreland.* If lot abuts shore **land** area, see article IV.

(2) *Lot size.* See [section 28-8](#)

a. Minimum lot area: 10,000 square feet.

b. Minimum lot width: 80 feet.

(3) *Setbacks and required yards for principal building.*

(a) Minimum front yard: 25 feet; right-of-way.

(b) Minimum side yard: eight feet; 20 feet aggregate.

(c) Minimum rear yard: 25 feet.

(4) *Setbacks and required yards for accessory building.* Setbacks are 18 inches for all accessory buildings. See [Division III for placement of accessory buildings](#).

(5) *Maximum building height.* See [section 28-634](#)

Maximum building height: principal building 35 feet. Accessory building: 20 feet.

Sec. 28-650 - Distance

Detached accessory buildings and structures shall not be close than five (5) feet to the principal structure nor closer than ten (10) feet to an alley, except that when the accessory building is a garage that has its entrance facing the alley, the rear yard setback shall be twenty (20) feet for the garage. All other accessory structures not involving an alley or a garage shall be a minimum of three(3) feet from the property line.