

Setbacks from Front, Side & Rear Lot Lines

The following rules specify the required distance, or setback, of homes, porches, and decks from front, side and rear lot lines.

1. Front Yard Setbacks

The portion of a front yard located between a front lot line and required setback line is called a required front yard. New homes and additions may not be constructed in a required front yard.

The required front yard setbacks for new homes and additions are:

- 20 feet in the R-1 zoning district.
- 15 feet in the R-2 zoning district.

Corner Lots

All corner lots have two required front yards. The above front yard setback rule applies to both required front yards.

Note: Porches enclosed with screens or windows and un-roofed decks may not be constructed in a required front yard.

Exceptions

Unenclosed Front Porches: Unenclosed front porches may be constructed in a required front yard provided the porch is no closer than 10 feet to a front lot line. Unenclosed porches located in a required front yard may not be enclosed with windows or screens.

Average Front Yard Setback: When homes on one or both sides of a lot are set back less than the required front yard setback, the front yard setback for a new home or addition may be reduced to the average setback of the homes on adjoining lots, or 10 feet, whichever is greater.

Example

Home on one side of lot is set back eight feet from front lot line. Home on other side of lot is set back 15 feet from front lot line. Average setback is 11.5 feet (8' setback + 15' setback = 23 feet. $23' \div 2 = 11.5$ feet).

2. Side Yard Setbacks

New homes, additions, porches and decks must have side yards that added together equal at least 15 feet. The smaller of two side yards may not be less than five feet in width.

Examples

- The smaller of two side yards is five feet in width. The other must be at least 10 feet in width.
- One side yard is 7.5 feet in width. The other side yard must be at least 7.5 feet in width.
- Greater side yard setbacks may be provided if desired.

3. Rear Yard Setbacks

New homes, additions and porches must be set back at least 25 feet from rear lot lines.

Exception

Decks may be constructed as close as 10 feet to a rear lot line. Decks that are closer than 25 feet to a rear lot line may not be roofed or enclosed in any manner.

4. Maximum Lot Coverage

All homes with up to three detached buildings (garages, carports, storage buildings & sheds) may cover up to 45 percent of a lot.

- **Example:** A 50' x 100' lot = 5,000 square feet.

45 percent of 5,000 square feet ($.45 \times 5,000$) = 2,250 square feet.

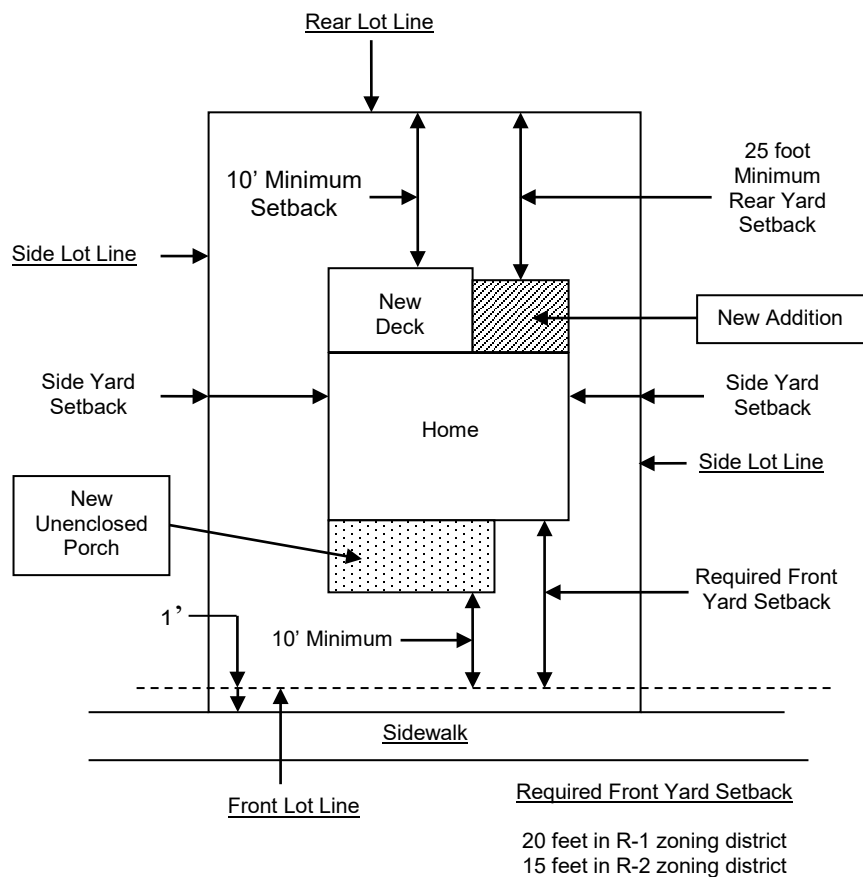
The maximum lot coverage for all buildings on a 50' x 100' lot is 2,250 square feet.

Exception

Decks do not count toward maximum lot coverage.

The drawing that appears below shows front, side and rear setback requirements. It illustrates a home with a new unenclosed front porch in the front yard and a new addition and deck in the rear yard.

Note that the front lot line is shown as being located one foot toward the home from the edge of the sidewalk. As a rule of thumb, front lot lines are located one foot toward the home from the edge of the sidewalk.



Please note: Corner lots have two front yards. Required front yard setback rules apply to both front yards.

Questions concerning setback regulations may be directed to the city's Planning & Zoning Department at (989)894-8180 or to the Community Development Planner at (989)894-8179.



Residential Setback Regulations

Front, Side & Rear Lot Lines

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