

## **NEW CONSTRUCTION**

### **R-1**

Minimum 10,000 square feet lot size, with a width at established building line of 80 feet

#### **Main House Setbacks**

Front Yard setback of atleast 25 feet

Side Yard setback of atleast 10 feet except where side yard adjoins a street then it's a 20 feet setback.

Rear yard setback of 30 feet with a Maximum Lot Coverage of 35% total

### **R-2**

Minimum of 6,000 square feet lot size, with a width at established building line of 50 feet.

#### **Main House Setbacks**

Front Yard setback of atleast 25 feet

Side Yard setback of atleast 6 feet, except where side yard adjoins a street then it's a 15 feet setback.

Rear Yard setback of 30 feet with a Maximum Lot Coverage of 35% total

### **R-3**

Minimum of 6,000 square feet lot size, with a width at established building line of 50 feet.

#### **Main House/Building Setbacks**

Front yard setback of atleast 25 feet

Side Yard setback of atleast 10 feet, except where side yard adjoins a street then it's a 20 feet setback.

Rear Yard setback of 30 feet with a Maximum Lot Coverage of 35% total

## **Accessory Structures**

When a side yard is required, no part of an accessory building shall be located closer than 5 (five) feet to the side lot line nor is it allowed to be located in any side or front yard.

No accessory building shall occupy more than 40% (forty percent) of the rear yard.

No accessory building in a rear yard shall exceed 15 (fifteen) feet in height or 75% (seventy five percent) of the height of the principal building, whichever is greater.

On reverse corner lots in a residential district, no accessory building or portion thereof located in a rear yard shall be closer to the side lot line abutting the street than a required front yard on the adjacent lot to the rear. Also no such accessory building shall be located within 5 (five) feet of any part of a rear lot line.

## **Fences**

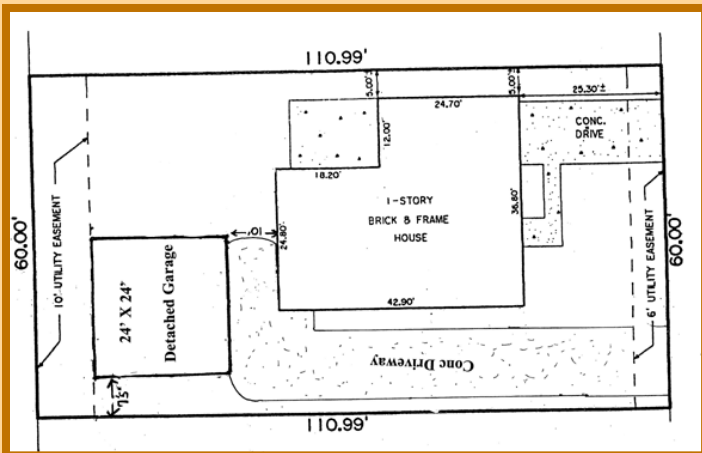
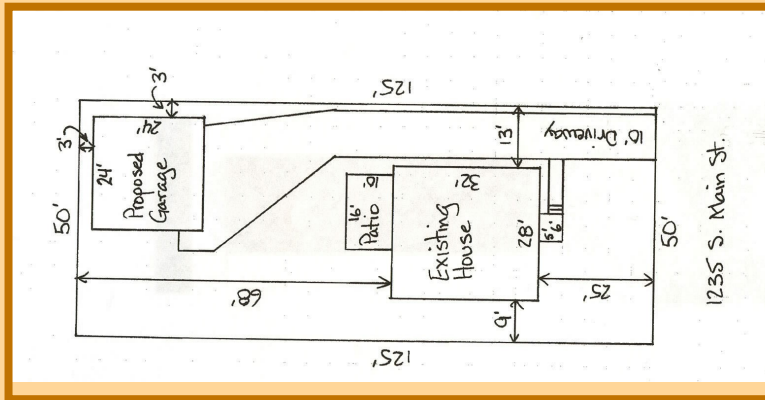
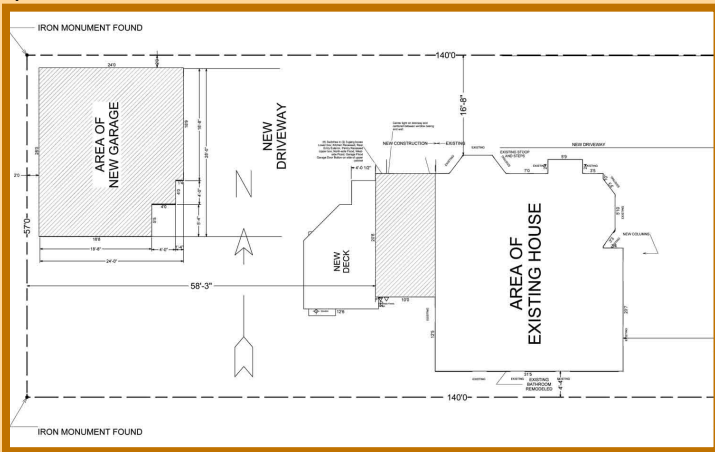
Any fence erected in a required front yard shall be atleast 50% (fifty percent) open & can not exceed 5 (five) feet in height.

No fence may exceed 6 (six) feet in height for residential areas and 8 (eight) feet in height for commercial and industrial areas.

Finished side of all fences must face outward.

Fences are allowed to be on the property line, however the exterior side of the fence must be maintained by the property owner, therefore we do recommend it be placed a lawnmowers length away from the property line.

Samples of how permit drawings should be done



# Village of Dwight



New Construction,  
Accessory Structure  
and Fence  
Guidelines