

## Claremont Setback Guidelines

ZONE	MIN WIDTH @	STREET FACING	SIDE YARD (EA)	REAR YARD	ROW	BLDG SEP	MAX LOT COVERAGE	MAX RES DENSITY	MIN FRONTAGE	MIN LOT AREA
	BLDG LINE	FRONT YARD								
AR	250'	50'	25'	50'	50'	10'	10%	1 unit/ 5 acres	50'	5 acres
RR	150'	50'	10'	25'	50'	10'	30%	1 unit/1 acre	50'	1 acre
RR-2	150'	50'	10'	25'	50'	10'	30%	1 unit/1 acre	50'	1 acre
R-1	100'	25'	10'	25'	25'	10'	30%	1 unit/10,000 sq ft	50'	10,000 sq ft
R-2	60'	25'	10'	25'	25'	10'	30%	1 unit/10,000 sq ft	50'	5,000 sq ft
PR	60'	25'	10'	25'	25'	10'	30%	1 unit/10,000 sq ft	50'	5,000 sq ft
B-1	60'	15' *	15' *	25'***	15'	25'	60%	1 unit/10,000 sq ft	50'	5,000 sq ft
B-1.5	60'	25'	10'	25'	25'	10'	65% inc. parking		50'	10,000 sq ft
B-2	100'	50'	15'**	25'***	50'	25'	60%		50'	20,000 sq ft
I-1	200'	50'	30'	40'	50'	25' ***	60% ****		50'	40,000 sq ft
I-2	200'	50'	25'	25'***	50'	25'	60%		50'	80,000 sq ft
I-3	200'	50'	25'	25'	50'	25'	60%		50'	80,000 sq ft
MHC			10'	25'		10'	80%		50'	
MUM			10'	15'			75%		50'	10,000 sq ft

### ADDITIONAL SETBACK INFORMATION:

**Decks follow normal setback guidelines.**

**SHED/UTILITY BUILDING** - 10' rear, 5' sides and street facing is the same footage as above chart for designated zone

**SWIMMING POOL** - 10' rear and sides, cannot be closer than 10' unless it is connected by a deck

**FENCE** - Cannot obstruct view of oncoming vehicle or pedestrian traffic: must be within property line

\* - or setback ave of buildings within 200' (same side)

\*\* - except for when common fire wall with abutting lot

\*\*\* - with free fire fighting access

\*\*\*\* - outside storage -10%, screened storage - 20%