

FRONT YARD SETBACK WORKSHEET FOR INCENTIVE FRONT PORCHES

House Address:	House Address:	House Address:	House Address:	Your House Address: DO NOT INCLUDE SETBACK	House Address:	House Address:	House Address:	House Address:
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE								
SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

**Front yard property begins one foot in from the sidewalk.

Total sum of neighboring front yard setbacks = _____

*** You Must measure to the front wall of the surrounding buildings rather than the edge of any existing porches.

Total number of homes used = _____

****There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

Sum of setbacks divided by homes used = _____

Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: _____

The allowed front yard setback for your property = _____

Excerpt from the City of Plymouth Ordinance 78-191(o) Notes to Schedule: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.**

For a single family residential project that meets the standards listed in 78-43(11) or 78-53(11), the average front setback shall be calculated using the front wall of the surrounding buildings rather than the edge of any existing porches. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet.

The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.