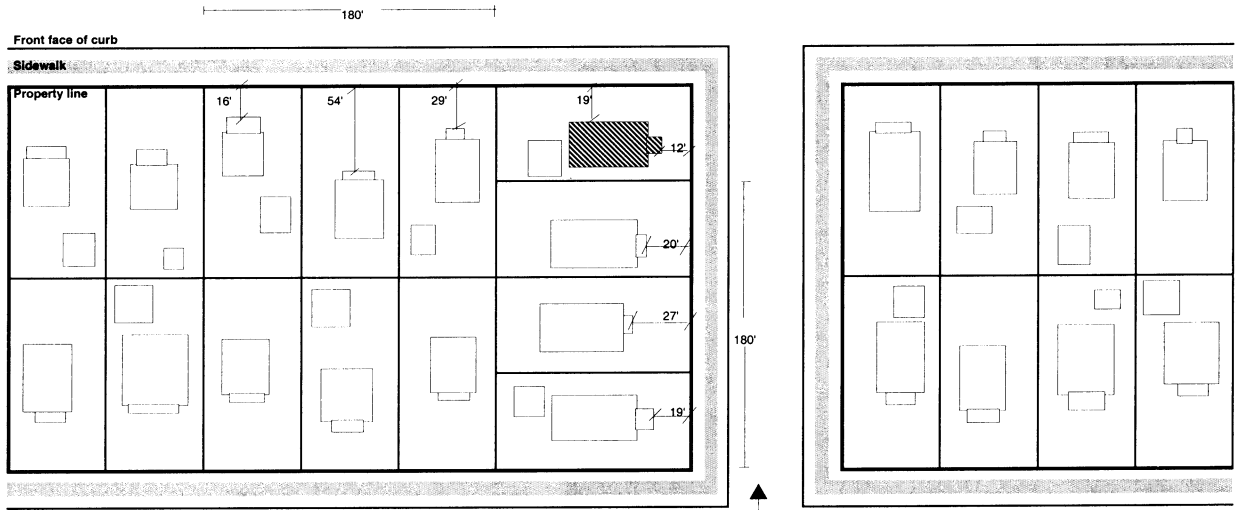


# CITY OF LANSING HOW TO DETERMINE YOUR REQUIRED FRONT YARD SETBACK

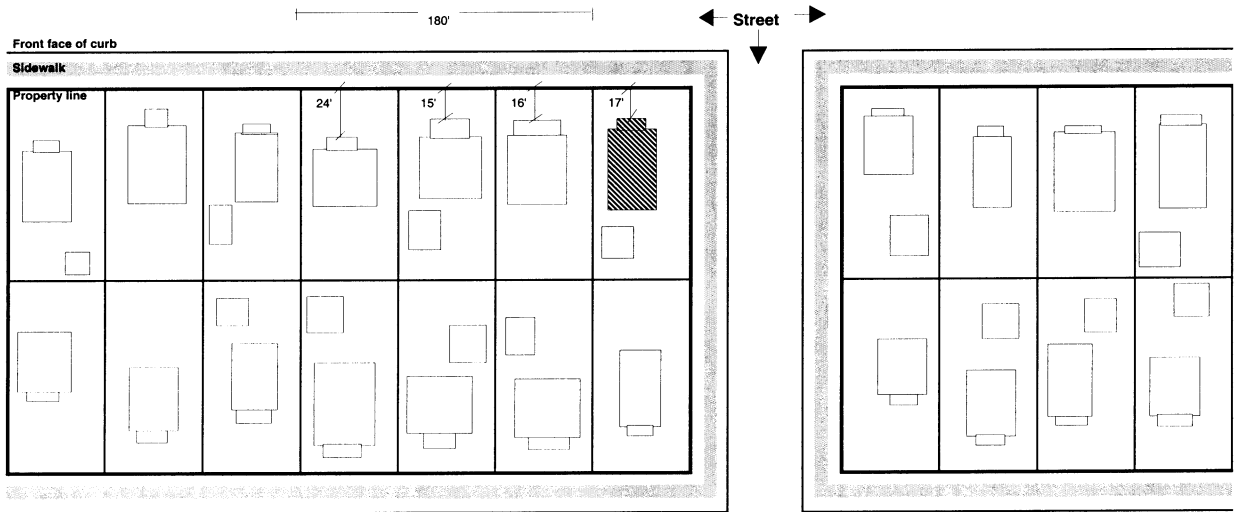
## EXAMPLE 1

Corner lot with 2 front yards



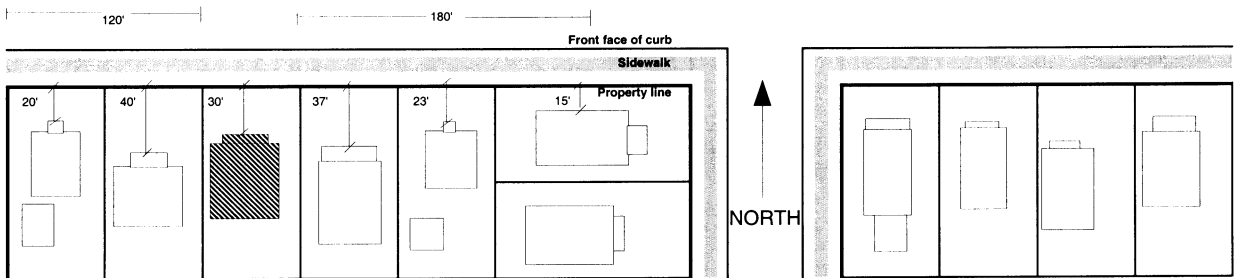
## EXAMPLE 2

Corner lot with 1 front yard



## EXAMPLE 3

Interior lot



**Example 1:** Average required setback within 180' (north):  $16' + 54' + 29' = 99 / 3 = 33'$   
Average required setback within 180' (east):  $20' + 27' + 19' = 66 / 3 = 22'$

**Example 2:** Average required setback within 180':  $24' + 15' + 16' = 55 / 3 = 18.3'$  (Minimum required setback is 20')  
Since there are no houses that face the side street within this blockface, the east side of the property is considered a side yard rather than a front yard

**Example 3:** Average required setback:  $20' + 40' + 37' + 23' + 15' = 135 / 5 = 27'$   
120' is to the end of the block

- \* The average setback is used in determining the required setback for new houses, porches, additions and, in some cases, garages.
- \* In all of the above examples, the lots are 60' x 120'.
- \* All setbacks are measured to the property line.
- \* The minimum setback in the "A", "B", "C", "DM-1", "DM-2" and "DM-3" Residential Districts is 20', or the average setback of the other homes within 180', on the same side of the street and within the same blockface, whichever distance is greater.
- \* In some cases, setbacks can be measured from the front face of the curb, and the distance between the curb and the property line can be determined by the Planning Office staff. In other cases it may be necessary to measure to the center of the road.
- \* The measurements should be taken from the front face of the curb to the nearest edge of the house, which is any portion of the house that is under a roof, including porches.