

Main Building Setbacks Worksheet

This worksheet will help you determine the required front, rear and side setbacks for main buildings on your lot. Please call the Town Office if you have any questions. Please determine whether you have an interior or corner lot. You should only do calculations for your lot type.

Interior Lots

1. Length of One Side Property Line: _____
2. Length of Other Side Property Line: _____
3. Lot Depth: _____
Average Length of the two Property Lines (Line 1 + Line 2) /2
4. Front Yard Setback: _____
For additions, either the front building line of the existing house, or the Established Building Line may be used (must be greater than 25'). For new homes, the greater of 25' or the Established Building Line.
5. Lot Width: _____
Measured from side property line to side property line at the Established Building Line (if used as the Front Yard Setback); otherwise, measured 25' from the front property line.
6. Total Side Yard Setback: _____
Lot Width (Line 5) multiplied by 0.3, or 16' (whichever is greater)
7. One Side Yard Setback _____
Total Side Yard Setback (Line 6) multiplied by 0.4, or 8' (whichever is greater)
8. Other Side Yard Setback _____
Subtract Line 7 from Line 6
9. Rear Yard Setback _____
 - If Lot Depth (Line 3) is 100' or less, then the rear setback is 20'
 - If Lot Depth (Line 3) is greater than 100' and less than or equal to 123', the rear setback is 20' plus 70% of the amount that the lot is deeper than 100'. ($Setback = (Depth - 100) * 0.7 + 20$)
 - If Lot Depth (Line 3) is greater than 123', the rear setback is 30% of the depth of the lot. ($Setback = Depth * 0.3$)
10. Rear Yard Setback Credit _____
The rear setback will be reduced by the amount the Established Building Line (or front building line for an addition) on Line 4 is greater than 30'. (If E.B.L. - 30 > 0, the credit is the amount greater than 0).
11. Final Rear Setback _____
Subtract Line 10 from Line 9

Corner Lots

1. Length of Side Property Line: _____
2. Length of Front Property Line (intersects chosen Rear Property Line): _____
3. Lot Depth: _____
Average Length of the 2 Property Lines (Line 1 plus Line 2 divided by 2)
4. Front Yard Setback (Opposite Chosen Rear Property Line): _____
For additions, either the front building line of the existing house, or the Established Building Line may be used (must be greater than 25'). For new homes, the greater of 25' or the Established Building Line.
5. Other Front Yard Setback (Opposite Chosen Side Property Line): _____
For additions, either 15' (certain lots), the front building line of the existing house, or the Established Building Line may be used (must be greater than 25'). For new homes, either 15' (certain lots), or the greater of 25' or the Established Building Line.
6. Lot Width: _____
Measured from side property line to side property line at the Established Building Line (if used as the Front Yard Setback); otherwise, measured 25' from the front property line
7. Side Yard Setback: _____
 - If Lot Width (line 6) is greater than 70', the side yard setback is 8'.
 - If Lot Width (line 6) is less than 70', the current Montgomery County setback will apply.
8. Rear Yard Setback _____
 - If Lot Depth (Line 3) is 120' or less, the rear setback is 20'
 - If Lot Depth (Line 3) is greater than 120', the rear setback is 20' plus 70% of the amount that the lot is deeper than 120'. ($Setback = (Depth - 120) * .7 + 20'$)
9. Rear Yard Setback Credit _____
The rear setback will be reduced by the amount the Established Building Line (or front building line for an addition) on Line 4 is greater than 30'. (If E.B.L. - 30 > 0, the credit is the amount greater than 0).
10. Final Rear Setback _____