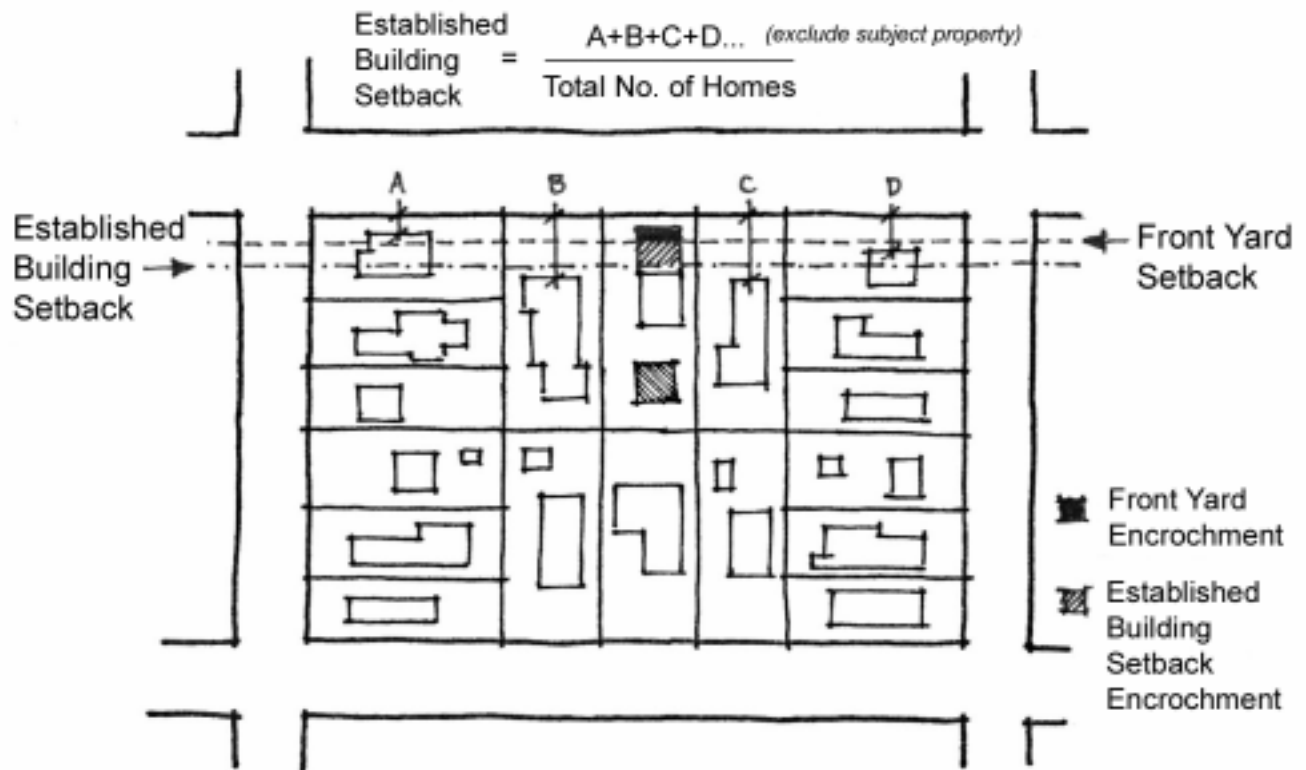


In any single family residential zoning district, if the established building setback (**the average of the existing building setbacks on one side of a block***) is greater than the minimum front yard setback required for the zoning district, no new structure or addition may be erected closer to the street than the established building setback.

The regulation applies to blocks containing three (3) or more single-family residences in which fifty percent (50%) or more of the lots fronting on one side of the block are improved with principal buildings that have setbacks greater in depth than required for the zoning district.



Completion of an established building setback survey ensures compliance with the regulation, or alternatively, determines whether a variation may be necessary. This survey is also required prior to the issuance of a building permit. **The subject property should be excluded from the established building setback calculation.**

*A block is defined as a tract of land bounded by streets or cul-de-sacs, or in lieu of a street or streets, by public parks, cemeteries, railroad rights-of-way, ravines, corporate boundary lines of municipalities, or the shoreline of Lake Michigan.

ESTABLISHED BUILDING SETBACK SURVEY

Z B A Application

ADDRESS		ACTUAL SETBACK	SOURCE/NOTES
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AVERAGE SETBACK			