

RESIDENTIAL LOT STANDARDS

- Regardless of setback requirements, no buildings or structures are permitted within an easement. Fences and plantings, however, are permitted within easements.
- Fences and hedges are permitted in any required yard or along any property line. The maximum height is 6 feet in the rear or side yard and 3 feet in the front yard or where it would obstruct safe views from the driveway or street.
- All buildings and structures on corner lots have a minimum 20-foot side yard setback from the right-of-way.
- All swimming pools must be enclosed with a fence or elevation height that is a minimum of 4 feet and has a gate that is self-closing and latching and is lockable.
- Accessory structures are permitted in all zoning districts. Please reference the “Accessory Structures” handout for setback and related requirements.
- Decks must meet the setback requirements for accessory structures in the appropriate zoning district.
- The following table summarizes the residential lot guidelines for unattached single-family residences in the R1 to R6 zoning districts:

	ZONE R1	ZONE R2	ZONE R2.5	ZONE R3	ZONE R4	ZONE R5, R6
Minimum lot area	3 acres	1.5 acres	11,000 sq ft	10,000 sq ft	7,500 sq ft	7,500 sq ft
Minimum lot width	180 feet	180 feet	85 feet	75 feet	60 feet	60 feet
Front yard setback	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Side yard setback	25 feet	25 feet	10 feet	10 feet	7.5 feet	7.5 feet
Side yard setback (attached garage)	20 feet	20 feet	10 feet	5 feet	5 feet	5 feet
Rear yard setback	50 feet	50 feet	35 feet	35 feet	35 feet	35 feet
Maximum driveway width at property line	28 feet	28 feet	28 feet	28 feet	28 feet	28 feet
Maximum principal structure height	30 feet	30 feet	35 feet	30 feet	35 feet	35 feet
Maximum eave projection	2.5 feet	2.5 feet	2.5 feet	2.5 feet	2.5 feet	2.5 feet



CITY OF COTTAGE GROVE
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If you have any questions, please call the Planning Division at 651-458-2827.

