

EXHIBIT E:

Building Set Back Line Standards

For all properties, new development must conform to the building line requirements as follows:

- Local Streets - The front building line will be 20 feet and 10 feet on any side or rear property line that abuts a public street.
- Major Thoroughfares – shall have a 25 foot building line for front or rear property lines.
- Deed Restrictions and Plat Restrictions - when deed restrictions or plat restrictions addressing front, side or rear building lines are in place, the most restrictive building line will prevail over the above restrictions.

The following are examples of the three scenarios:

- **Chapter 42 Prevails:**
Since the Independence Heights subdivision plat does not indicate building lines and deed restrictions are not in place, then the building lines shall be 20 feet at the front of the lot and 10 feet on any side or rear abutting a local public street.
- **Deed Restrictions Prevail:**
No building lines are shown on the Trinity Gardens subdivision plat; however, separately filed deed restrictions call for a 30 foot building line. In this case, a 30 foot building line will be required because this is greater than the 20 foot required by Chapter 42.
- **Plat Restrictions Prevail:**
The Sunnyside Gardens subdivision plat requires a front 25 foot set back and 10 foot for lots siding or backing on to a local public street. Since no deed restrictions are in place and the proposed City set back (under Chapter 42) requires only a 20 foot set back, the plat restrictions would prevail. The side and rear set backs are consistent at 10 feet.