

**MAYFIELD VILLAGE
RESIDENTIAL
Single Family / Detached Garage / Shed / Fence
QUICK REFERENCE SHEET
HEIGHT/SET BACKS
Updated 2009**

SINGLE FAMILY DWELLING

FRONT SET BACK	EXISTING LINE ESTABLISHED - 40 FT - 60 FT
SIDE SET BACK	35% OF WIDTH OF THE LOT - MINIMUM 10' ON EACH SIDE
REAR SET BACK	20% OF THE DEPTH OF THE LOT - NEED NOT BE MORE THAN 40 FT
HEIGHT	35 FEET TO ROOF PEAK AT FRONT GRADE
MINIMUM LOT SIZE	LOT MINIMUM 20,000 SQ.FT.
MINIMUM LOT WIDTH	(125' AVERAGE)
HOUSE SIZE	RANCH 1800 SQ.FT SPLIT LEVEL 2200 SQ.FT TWO STORY 2500 SQ.FT

ACCESSORY BUILDINGS

Any combination of Accessory Buildings, with the exception of a pool building, may not exceed a total area of 675 square feet combined. Section 1157.06; Accessory Uses.

DETACHED GARAGE

SQUARE FOOT	675 SQ.FT. Maximum
DISTANCE FROM HOUSE	10 Ft Minimum
SETBACKS	10 Ft Minimum to property lines
HEIGHT	15 FEET TO ROOF PEAK AT FRONT GRADE

UTILITY SHED

SQ. FT	MAXIMUM 192
HEIGHT	15 FEET TO ROOF PEAK AT FRONT GRADE
SET BACKS	10' TO SIDE - 10' TO REAR - 10' TO HOUSE

FENCE

HEIGHT	6 FT MAXIMUM; <u>SIDE AND REAR YARDS</u> 42 INCHES (3 ½ FT) MAXIMUM; <u>FRONT YARD</u>
TYPE	SPLIT RAIL, CHAIN LINK, PICKET, BOARD-ON-BOARD (SOLID OR PRIVACY REQUIRES ZONING APPEAL)

NOTE: CHECK DEED RESTRICTIONS AND HOMEOWNERS ASSOCIATION COVENANTS FOR ANY PARTICULAR DEVELOPMENT FOR POSSIBLE MODIFICATIONS TO THESE REQUIREMENTS.