

# ZONING

## 335 Attachment 3

**Table 3**  
**Minimum Yard Size for Corner Lots**  
**Township of Lacey**

[Added 2-14-1991 by Ord. No. 5-91; amended 8-27-1992 by Ord. No. 62-92;  
6-24-1993 by Ord. No. 93-56; 12-9-1993 by Ord. No. 93-100; 7-23-1998 by  
Ord. No. 98-25; 12-22-1998 by Ord. No. 98-49; 7-12-2001 by Ord. No. 01-42; 12-22-2009  
by Ord. No. 2009-23; 2-9-2012 by Ord. No. 2012-06]

Zone	Principal Building				Accessory Building <sup>6</sup>			
	Front Yard (feet)	Side Yard Along Street (feet)	Side Yard Not Along Street (feet)	Rear Yard (feet) <sup>2,5</sup>	Attached		Detached	
					Side Yard Not Along Street <sup>8</sup> (feet)	Rear Yard (feet)	Side Yard Not Along Street <sup>8</sup> (feet)	Rear Yard <sup>2,5</sup> (feet)
R-75	20	20	6	25	6	15	6	6
R-75A	25	25	10	25	6	15	6	6
R-75B	25	25	10	25	6	15	6	6
R-80	20	20	6	25	6	15	6	6
R-100	35	35	20	30	20	15	6	10
R-100A	20	20	6	25	6	15	6	6
R-150	40	40	20	40	20	15	15	15
RO-100 <sup>1</sup>	60	60	10	10	10	10	10	10
RO-150	50	50	25	30	25	25	25	25
RRCD	20	20	6	35	6	25	6	15
O-C <sup>9</sup>	60	60	10	10	10	10	10	10
C-100 <sup>7</sup>	20	20	15 <sup>3</sup>	30	15 <sup>3</sup>	15	15 <sup>3</sup>	15
C-150	100	100	15 <sup>3</sup>	30	15 <sup>3</sup>	15	15 <sup>3</sup>	15
C-200	100	100	15 <sup>3</sup>	50	15 <sup>3</sup>	50	15 <sup>3</sup>	50
C-300	100	100	25	50	25	50	25	50
M-1	50	50	15	30	15	15	15	15
M-2	100	100	15	50	15	50	15	35
M-6	150	150	50	100	50	100	40	75
M-100	150	150	50	100	50	100	40	75
PA	200	200	75 <sup>4</sup>	60	75 <sup>4</sup>	60 <sup>4</sup>	75 <sup>4</sup>	60 <sup>4</sup>
FA	200	200	75	60	75	60	75	60
RD	200	200	75	60	75	60	75	60
VR	40	40	20	40	20	15	15	15
VRC	200	200	75	60	75	60	75	60

### NOTES:

<sup>1</sup> For residences, use the R-100 requirements.

<sup>2</sup> On all lots, such as those one block deep, in which the rear yard fronts on a street, the rear yard setback distance of the building shall be the same as the front yard setback required in that zone.

<sup>3</sup> Twenty feet if used for a loading area.

<sup>4</sup> For lots with an existing principal building, the side yard and rear yard setbacks for accessory buildings are reduced to 15 feet and 40 feet for corner lots.

<sup>5</sup> For waterfront lots, rear yard setback is 25 feet for the principal building and 15 feet for accessory buildings and structures, as measured from the outbound face of the bulkhead.

<sup>6</sup> Detached accessory buildings have a height limitation of 16 feet in all zones, as defined in § 335-15.

<sup>7</sup> No waterfront setback required.

<sup>8</sup> For existing single-family residential dwellings located in the O-C Zone, the minimum building setbacks on front, side and rear, for both principal and accessory structures shall be the same as for the R-75 Zone.