

## SETBACK INFORMATION

All setbacks must be coordinated with the Inspection Department. If a survey is not available, it may be required in specific cases. When a survey is required, it is the responsibility of the homeowner and/or contractor to obtain that survey.

A. Setbacks in residential districts R-1 through R-4 are:

Front Yard	25 feet
Side Yard	20 feet (minimum 15/5)*
Rear Yard	25 feet

\*In some cases a smaller side yard is allowed on lots that are less than 50 ft in width.

B. Setbacks in Districts C-1, C-2 and C-3 are:

Same as above when abutting residential property. When abutting other commercial property front and rear yard remain the same but no side yard is required. However, in C-3 a minimum of three feet is required when a side yard is provided.

C. Setbacks in C1-A and C1-B are:

Front Yard	25 feet or average of the adjacent lot setbacks
Side Yard	10 feet on each side
Rear Yard	25 feet

D. No setbacks are required in C-4

E. Setbacks on the above do not apply in situations of reverse frontage, zero lot line, or for accessory buildings. For information on these setbacks see the Inspection Department.

F. Setbacks in the Industrial Park are 50 foot front yard and 25 foot side yard.

Any variation from the above requires a variance from the City of Laurel.

Failure to meet a setback requirement may result in the cessation of the job and/or alteration and/or removal of construction and/or other measures as required.

A variance from the City is required to alter any of the above.

### Inspections:

All minimum inspections must be met prior to the issuance of a Certificate of Occupancy.

Minimum Inspections include but are not limited to:

- Slab and Foundation Inspections
- Framing Inspections
- Rough In Inspections for Electrical, Mechanical, Gas and Plumbing
- Service Inspections for Electrical
- Temporary Pole/Power Inspections
- Gas, Sewer, and Water Pressure Tests
- Final Inspections

**ALL INSPECTIONS REQUIRE NO LESS THAN A 24 HOUR NOTICE INCLUDING FINAL AND/OR CERTIFICATE OF OCCUPANCY AND/ OR COMPLETION INSPECTIONS.**