VILLAGE OF GODFREY
RESIDENTIAL DISTRICT R-1 TO R-4
SINGLE FAMILY DWELLING DISTRICT
ILLUSTRATION OF YARDS/SET BACKS

R-1
MINIMUM LOT AREA 25,000 S.F.
FRONT YARD SET BACK FROM PROPERTY LINE 50 FEET
SIDE YARD SET BACK FROM PROPERTY LINE 15 FEET
SIDE YARD SET BACK FRONTING STREET FROM PROPERTY LINE 50 FEET
REAR YARD SET BACK FROM PROPERTY LINE 50 FEET
ACCESSORY BUILDING (ALL DISTRICTS)
5' SIDE YARD, 7 1/2 REAR YARD FROM PROPERTY LINE

R-2
MINIMUM LOT AREA 15,000 S.F.
FRONT YARD SET BACK FROM PROPERTY LINE 40 FEET
SIDE YARD (BOTH) SET BACK FROM PROPERTY LINE 10% OF WIDTH
(10' MINIMUM BOTH SIDES)
SIDE YARD SET BACK FRONTING STREET FROM PROPERTY LINE 25 FEET
REAR YARD SET BACK FROM PROPERTY LINE 40 FEET

R-3
MINIMUM LOT AREA 9,000 S.F.
FRONT YARD SET BACK FROM PROPERTY LINE 25 FEET
SIDE YARD SET BACK FROM PROPERTY LINE 10% OF WIDTH
(10' MINIMUM ONE SIDE)
SIDE YARD SET BACK FRONTING STREET FROM PROPERTY LINE 25 FEET
REAR YARD SET BACK FROM PROPERTY LINE 30 FEET

R-4
MINIMUM LOT AREA 6,000 S.F.
FRONT YARD SET BACK FROM PROPERTY LINE 25 FEET
SIDE YARD SET BACK FROM PROPERTY LINE 10% OF WIDTH
(10' MINIMUM ONE SIDE)
SIDE YARD SET BACK FRONTING STREET FROM PROPERTY LINE 25 FEET
REAR YARD SET BACK FROM PROPERTY LINE 25 FEET