



City of Albion

Planning Department
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SETBACK REQUIREMENTS FOR RESIDENTIAL STRUCTURES

R-1 One Family Residence District	A	B	C
Minimum usable floor area, square feet....	1500	1000	750
Maximum yard coverage, per cent....	35	35	35
Minimum required setback:			
Front, feet....	25	25	25
One side, feet....	10	10	6
Both sides, feet....	20	20	16
Rear, feet....	25	25	25
Maximum height, feet....	35	35	35
Stories....	2 1/2	2 1/2	2 1/2
Minimum lot area, square feet....	12000	9000	7500
Minimum lot size, feet....	100	75	60

[Section 30-134]

R-2 One- and Two-Family Residence District	A	B
Maximum usable floor area, square feet, per family....	900	600
Maximum yard coverage, per cent....	35	35
Minimum required setback:		
Front, feet....	25	25
One side, feet....	10	10
Both sides, feet....	20	20
Rear, feet....	25	25
Maximum height, feet....	35	35
Stories....	2 1/2	2 1/2
Minimum lot area....	8712	7500
Minimum lot width....	66	60

[Section 30-149]

R-3 Multiple-Family Residence District	A	B	C
Minimum usable floor area, square feet, per family....	600*	600*	600*
Maximum yard coverage, per cent....	30	30	35
Minimum required setback:			
Front, feet....	30	25	25
One side, feet....	15	10	10
Both sides, feet....	30	25	20
Rear, feet....	30	25	20
Maximum height, feet....	35	35	35
Stories....	2 1/2	2 1/2	2 1/2
Minimum lot size, square feet/family unit....	2000	1500	1000
Width....	132	60	60

[Section 30-169]

* 600 No bedroom. / 700 1-bedroom. / 800 2-bedroom. / 1000 3-bedroom