

Setbacks: Oshtemo Township

A setback is defined as the required minimum separation between a property line (and/or right-of-way line) and a building or structure.



The following Q&A has key facts about setback requirements specific to residences in Oshtemo Township. For a general understanding on what setbacks are, see the Q&A titled Setbacks: Basic Facts.

Q – What is the minimum front yard setback for my house?

A – If your residence is located within a subdivision, site condominium, or along most two-lane roads, the minimum front yard setback is typically 30'. If your residence is located along one of the designated roadways listed in the chart on the back of this page, a larger front yard setback is required. Check the chart for your specific setback requirement. Please note that some neighborhoods have larger or smaller front yard setback requirements that were established when the neighborhood was approved. Contact the Zoning Administrator if you think this might be the case in your neighborhood.

Q – What if I live on a corner property?

A – If your property is on two streets, the minimum front yard setback is required along both streets.

Q – What are the minimum side and rear yard setbacks for my house?

A – Homes have a minimum side yard setback of 10' and a minimum rear yard setback of 15'. As mentioned above, some neighborhoods have different side and rear yard setback requirements that were established when the neighborhood was approved. Contact the Zoning Administrator if you think this might be the case in your neighborhood.

Q – What is the minimum setback for my shed, detached garage, or barn?

A – If located in the side or rear yard, a minimum 3' setback is required for accessory buildings that are 200 Sq. Ft. or smaller. For accessory buildings over 200 Sq. Ft., a minimum setback of 10' OR a setback distance equal to the height of the building at its highest point is required from the rear or side property line, whichever is greater. If looking to place a structure within the front yard or for additional information, please see our Accessory Building Fact Sheet.

Q – What is the minimum setback for my pool or deck?

A – Your pool or deck must meet the same minimum setbacks as your house.

Q – What if I can't meet the minimum setback requirement on my property?

A – In unique situations, Oshtemo Township's Zoning Board of Appeals has the right to grant a variance from the minimum setback requirement. For more information about applying for a variance, contact the Zoning Administrator.

Q – Where can I find the Oshtemo Township Zoning Ordinance and the section on setbacks?

A – Oshtemo Township's Zoning Ordinance is available on our website: [Oshtemo.org](http://oshtemo.org). Here is a link: <http://online.encodeplus.com/regs/oshtemo-mi/doc-viewer.aspx#secid-2196>. Setback information can be found in Section 50.60: Setback Provisions. Variance information can be found in Section 69.40: Variance.

Q – Who can I contact with questions about setbacks?

A – Contact Oshtemo Township's Zoning Administrator, Colten Hutson. Colten can be reached by email at chutson@oshtemo.org or by phone at (269) 375-4260.

Check out our other fact sheets for Setbacks: Basic Facts, Pools, Accessory Buildings, and Fences.

Section 50.60 Setback Provisions on Designated Highways in Oshtemo Township

<u>East and West</u>	<u>Minimum Setback Distance</u>
<u>West Main Street from 12th Street to Van Kal Street</u>	<u>170 feet from the center of the street right-of-way</u>
<u>Stadium Drive from 12th Street to the South line of Section 31 of the Township</u>	<u>120 feet from the center of the street right-of-way</u>
<u>Almena Drive from West Main to Van Kal Street</u>	<u>120 feet from the center of the street right-of-way</u>
<u>H Avenue from 12th Street to Van Kal Street</u>	<u>70 feet from the street right-of-way</u>
<u>KL Avenue from 12th Street to Van Kal Street</u>	<u>70 feet from the street right-of-way</u>
<u>North and South</u>	<u>Minimum Setback Distance</u>
<u>12th Street/Drake Road the entire length of the Township</u>	<u>120 feet from the centerline of the street right-of-way</u>
<u>Van Kal Street from the South line of Section 31 of the Township to West Main Street and the portions within Sections 6 and 7 of the Township</u>	<u>70 feet from the street right-of-way</u>
<u>6th Street from G Avenue to West Main Street and from ML Avenue to N Avenue</u>	<u>70 feet from the street right-of-way</u>
<u>10th Street from G Avenue to West Main Street</u>	<u>70 feet from the street right-of-way</u>
<u>9th Street from the centerline of Section 2 to N Avenue</u>	<u>70 feet from the street right-of-way</u>
<u>4th Street from West Main to the South line of the Township</u>	<u>70 feet from the street right-of-way</u>
<u>11th Street from Stadium Drive to Parkview Avenue</u>	<u>70 feet from the street right-of-way</u>

Setback Diagram

