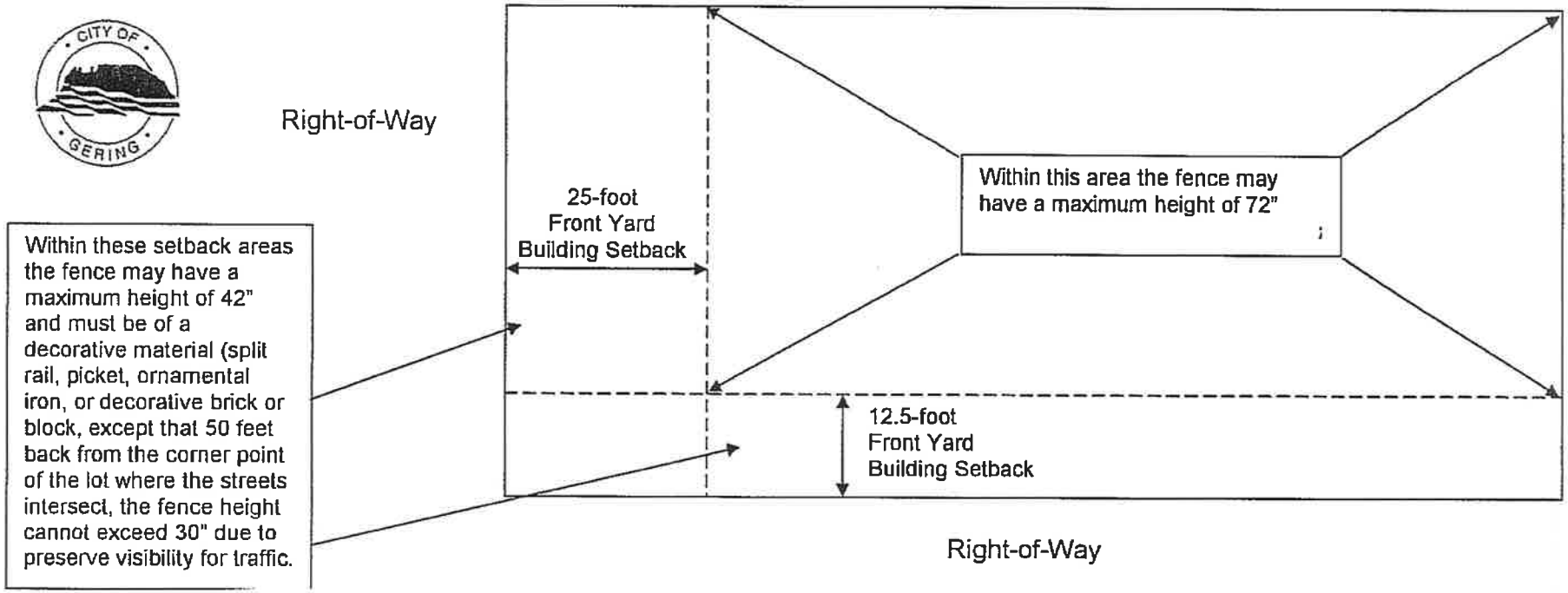
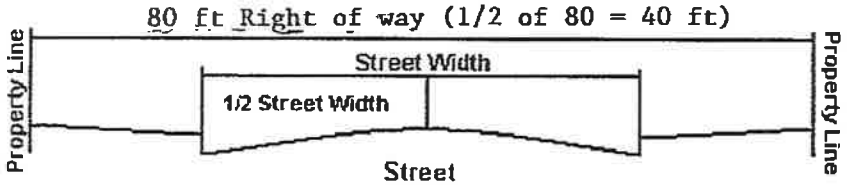




Finding the Property Line

Measure the Street Width (back of curb to back of curb), divide this measurement by one-half to find the midpoint of the street. From the midpoint of the street measure 40 feet to find the approximate location of the property line.

Finding the Building Setback Line

Measure back the required setback distance from the property line or 40 feet plus the required setback distance from the midpoint of the street.

Note: This diagram assumes a street right-of-way width of 80 feet. Some streets in the City of Gering vary from this width, so verify the right-of-way width with the City staff before measuring.

Two Front Yards?

Corner lots have two front yards. In the RM zoning district the front yard setback is 25 feet. However, the Gering Zoning Ordinance allows one of the front yards to be one-half of the required setback distance or 12.5 feet. Therefore, one front yard must have a building setback of a minimum of 25 feet from the property line. The other front yard must have a setback of a minimum of 12.5 feet from the property line. The Zoning Ordinance allows the property owner to designate which front yard is 25 feet and which is 12.5 feet.