

**CITY OF POWELL  
SETBACK & TREE PLANTING CHEAT SHEET  
UPDATED JANUARY 2019**

| Subdivision                   | Front  | Side   | Rear  | Sq Ft Plantings      | Street Trees         | Corner Lots          | Interior Lots        | Additional Trees     | Ornamental Trees     |
|-------------------------------|--|--|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Ashmore                       | 30 ft  | 12 ft lots >80 ft front, 10 ft lots <80 ft front and front load garage, 8 ft lots <80 ft front and side load garage                            | 30 ft   | Yes                  | Yes                  | 4                    | 2                    | 2                    | 1                    |
| Bartholomew Run               | per plat                                     | 8 ft garage side, 10 ft non-garage side  | 30 ft   | Yes                  | Yes                  | 4                    | 2                    | na                   | na                   |
| Brookehill Village            | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Cardinal Hill                 | per plat                                     | per zoning code  | per zoning code   | Yes                  | Yes                  | 4                    | 2                    | na                   | na                   |
| Carpenter's Mill              | per development plan                         | per development plan   | per development plan  | Yes                  | Yes                  | 4                    | 2                    | na                   | na                   |
| Chambers Glen                 | 35 ft  | 10 ft min, 25 ft total   | 30 ft / 25 ft from scenic easement  | Yes                  | Yes                  | 4                    | 2                    | 3                    | 1                    |
| Chase                         | per plat                                     | 10 ft min, 25 ft total   | 35 ft   | Yes                  | No                   | na                   | na                   | na                   | na                   |
| Commons of Powell             | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Deer Run***                   | per plat, 130 ft from CL of SR 750           | 10 ft min, 30 ft total   | 30 ft   | Yes                  | No                   | na                   | na                   | na                   | na                   |
| Falcon Ridge                  | per plat                                     | West of Bennett 8 ft min, 20 ft total / East of Bennett 10 ft min, 30 ft total   | 30 ft   | Yes                  | Yes                  | 4                    | 2                    | na                   | na                   |
| Golf Village*#                | per plat / Bob Webb 20 ft from BC            | 10% lot width at BL for lots <100 ft at BL / 12.5 ft for lots >100 ft at BL / Bob Webb 5 feet for masonry wall, no openings, 7.5 ft all others | 25 ft / 20 ft accessory use / 25 ft accessory use next to GC / Bob Webb 25 ft | No                   | Yes                  | per development plan | per development plan | per development plan | per development plan |
| Grandshire                    | per plat                                     | 10 ft  | 30 ft   | Yes                  | Yes                  | 4                    | 2                    | 2                    | 1                    |
| Junia Glen                    | 25 Ft  | 7.5 feet min, 15 feet total  | 60 ft   |                      |                      |                      |                      |                      |                      |
| Lakes at Golf Village         | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Lakes of Powell               | per plat                                     | 5 ft   | 30 ft / 20 ft with side or rear load garage                                   | Yes                  | Yes                  | 4                    | 2                    | 3                    | 1                    |
| Liberty Hills                 | per plat                                     | 12 ft  | 30 ft   | Yes                  | No                   | na                   | na                   | na                   | na                   |
| Liberty Ridge                 | 30 ft  | 10 ft  | 30 ft   | Yes                  | No                   | na                   | na                   | na                   | na                   |
| Middlebury Estates            | 30 ft  | 10 ft  | 30 ft   | Yes                  | Yes                  | 4                    | 2                    | 2                    | 1                    |
| Morris Station                | 20 ft min, 25 ft max                         | 5 ft   | 30 ft / 20 ft for lots 9, 10, 11, 12  | No                   | No                   | na                   | na                   | na                   | na                   |
| Murphy Park                   | per plat                                     | 10% lot width at BL  | 30 ft / 25 ft from scenic easement  | Yes                  | Yes                  | 4                    | 2                    | 2                    | 1                    |
| Old Village and Other****     | per zoning code                              | per zoning code  | per zoning code   | Yes                  | Yes                  | per zoning code      | per zoning code      | per zoning code      | per zoning code      |
| Olentangy Ridge               | per plat                                     | 8 ft min, 18 ft total / Woodland Drive 15 ft min, 40 ft total (check plat)   | 30 ft / Woodland Drive 50 ft  | Yes                  | No                   | na                   | na                   | na                   | na                   |
| Powell Place                  | 25 ft with 60 ft ROW / 30 ft with 50 ft ROW  | 10 ft  | 30 ft   | Yes                  | Yes                  | 4                    | 2                    |                      |                      |
| Reserve at Scioto Glen        | 30ft   | 8'   | 30'/20ft. Accessory use (deck)  | Yes                  | Yes                  | 4                    | 2                    |                      |                      |
| Retreat**                     | per plat                                     | 15 ft  | 40 ft   | Yes                  | No                   | na                   | na                   | na                   | na                   |
| Rutherford Estates            | 30 ft  | 12 ft  | 30 ft   | Yes (see typical)    | Yes                  | see typical          | see typical          | see typical          | see typical          |
| Stonebridge                   | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Traditions of Powell          | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Verona                        | 30 ft for 100 ft lots / 25 ft for 62 ft lots | 10 ft for 100 ft lots / 6 ft for 62 ft lots  | 30 ft / 5 ft for accessory structures / 12 ft for pools                       | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Village at Kinsale            | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Villages at Murphy Park       | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Villages at Murphy's Crossing | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Villages at Powell            | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Villas at Woodcutter          | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Woods at Big Bear Farms       | per development plan                         | per development plan   | per development plan  | per development plan | per development plan | per development plan | per development plan | per development plan | per development plan |
| Woods of Powell               | per plat                                     | 5 ft for lots <80 ft at BL / 6 ft for lots 80 ft to <90 ft at BL / 8 ft for lots >90 ft at BL  | 30 ft   | Yes                  | Yes                  | 4                    | 2                    | 3                    | 1                    |
| Woods of Sawmill              | per plat                                     | 4 ft min, 20 ft total  | 30 ft   | Yes                  | Yes                  | 4                    | 2                    | 2                    | 1                    |
|                               |  |  |   |                      |                      |                      |                      |                      |                      |
|                               |  |  |   |                      |                      |                      |                      |                      |                      |

#- Golf Village Note: Section 7 has a Rear 20 foot setback for accessory uses & 80 foot setback for primary structures