

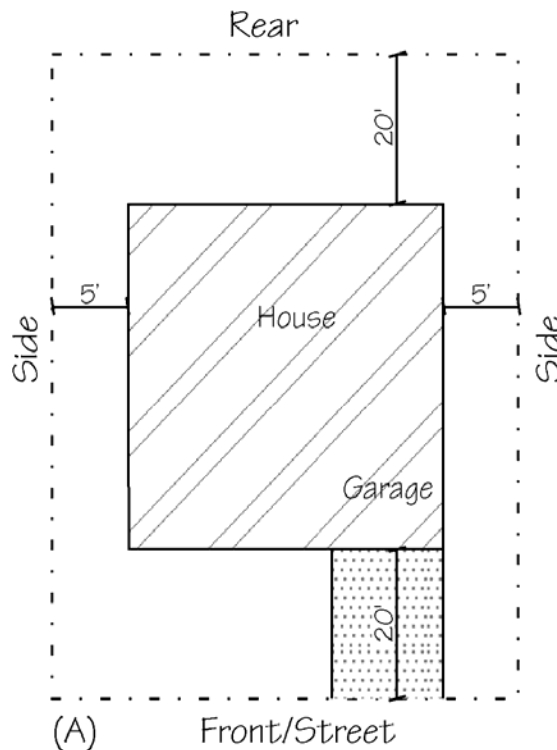


RESIDENTIAL SETBACKS

When you build a structure, you need to position your building on your lot so that it meets City setback requirements. Setbacks are intended to allow sufficient space between buildings for fire protection, to allow adequate yards, and to avoid nuisances for neighbors.

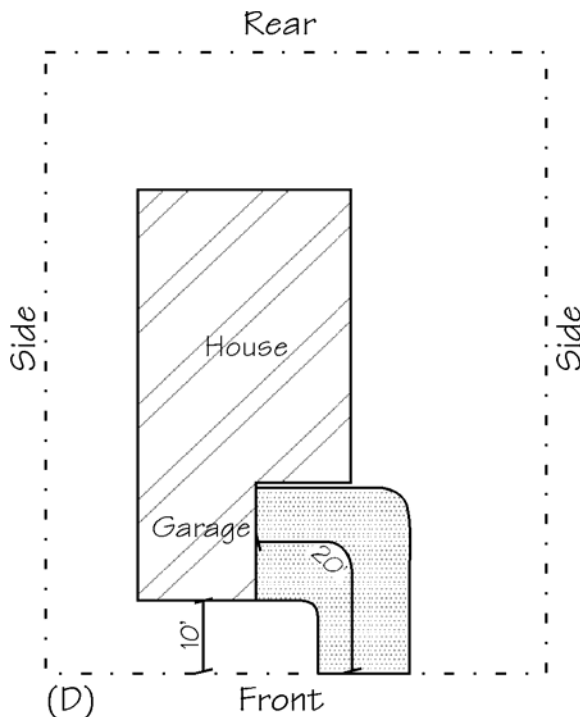
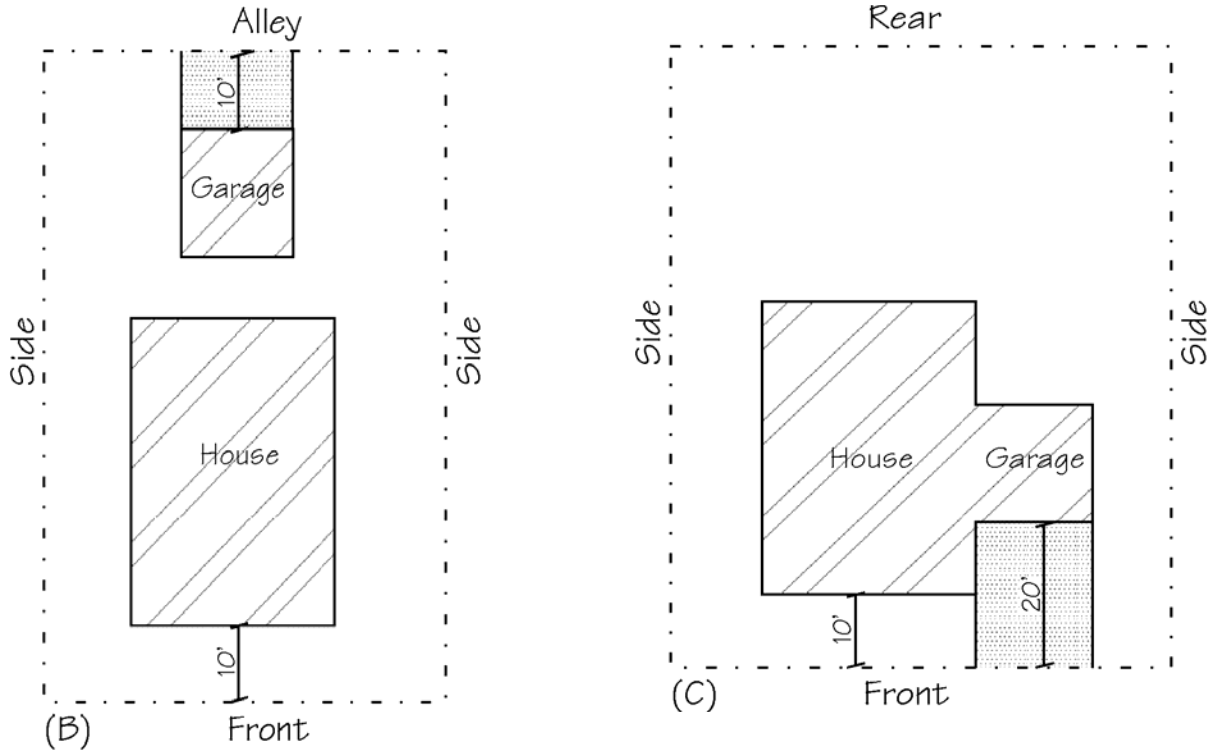
This brochure will help you figure out how these setbacks apply to your project.

Generally, the foundation of your structure needs to be twenty (20) feet from your front property line, twenty (20) feet from your rear property line and five (5) feet from your side property line. Exceptions to this are on the following pages.

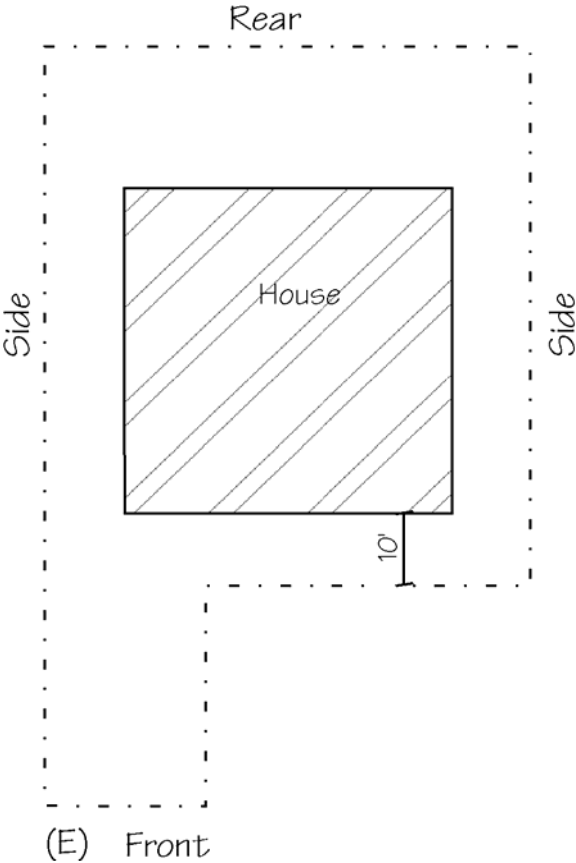


Front Yard Exceptions --The 20-foot minimum front yard setback may be reduced to ten (10) feet if your parking area is reached from the rear of your lot (Figure B) or if the garage is recessed back from the house (Figure C) or aligned to provide at least twenty (20) feet between the garage doors and the edge of the property line closest to the house (Figure D). Keep in mind that the setback requirements for garages are designed to provide room in the driveway for a car.

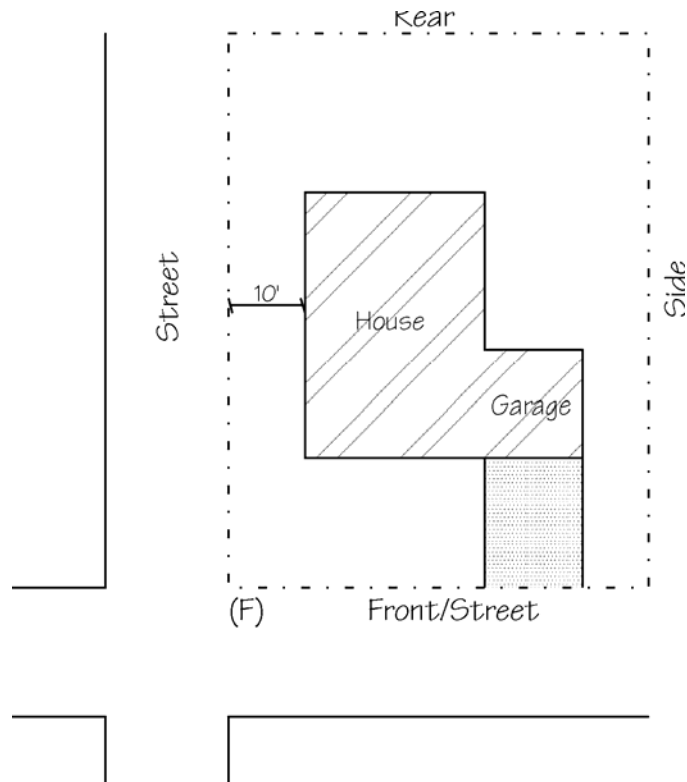
Such setback reductions shall not be allowed where they would result in a setback of fifty (50) percent or less than the setback of an existing dwelling on an abutting lot fronting on the same street.



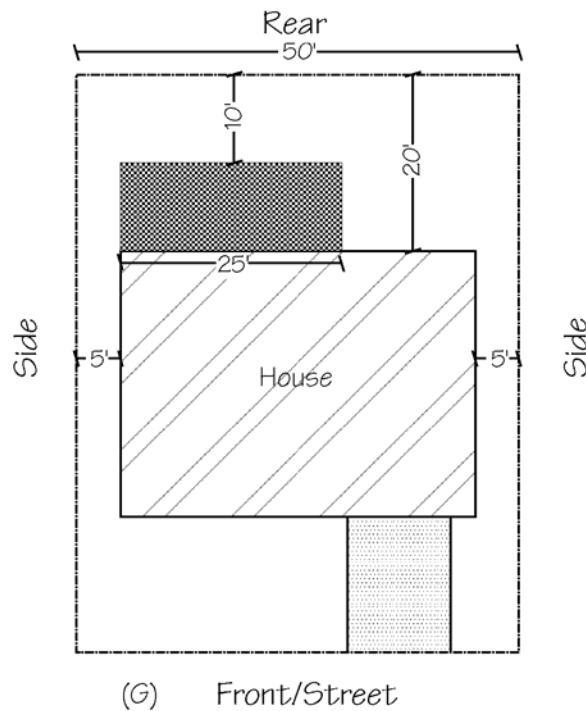
If you have a "flag lot" (connected to a street by a narrow driveway), the front yard setback is ten (10) feet, measured from the nearest parallel lot line adjacent to the front facade of the dwelling. (Figure E)



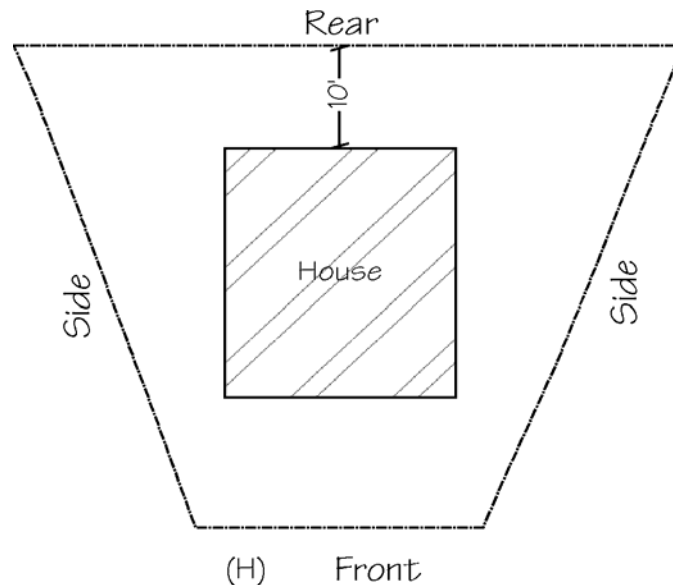
Side Yards Exceptions -- If one of your side yards is next to a street, you must set your structures back ten (10) feet from the side street (called a flanking street) (Figure F). There are other exceptions for zero lot line lots and cottage housing (see Chapter 18.04 of the Unified Development Code).



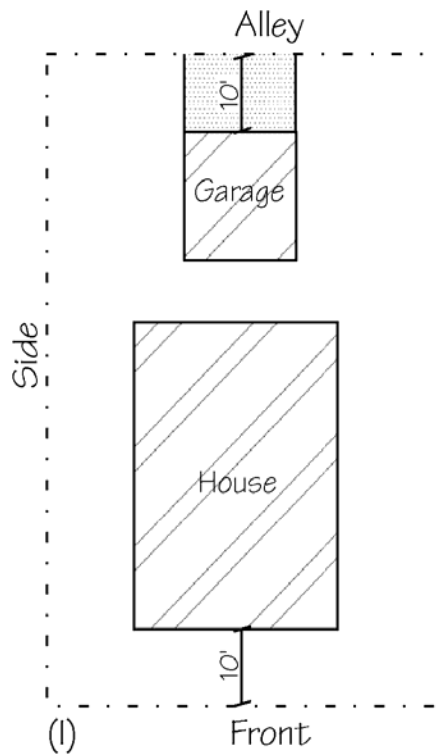
Rear Yard Exceptions -- Up to fifty percent (50%) of a rear yard's width may be occupied by a dwelling as long as the foundation maintains a ten (10) foot setback. (Figure G)



If you have a "wedge-shaped lot" (a lot with a street front that is no more than half as wide as the lot's width at the rear property line), the rear yard setback is reduced to ten (10) feet. (Figure H)

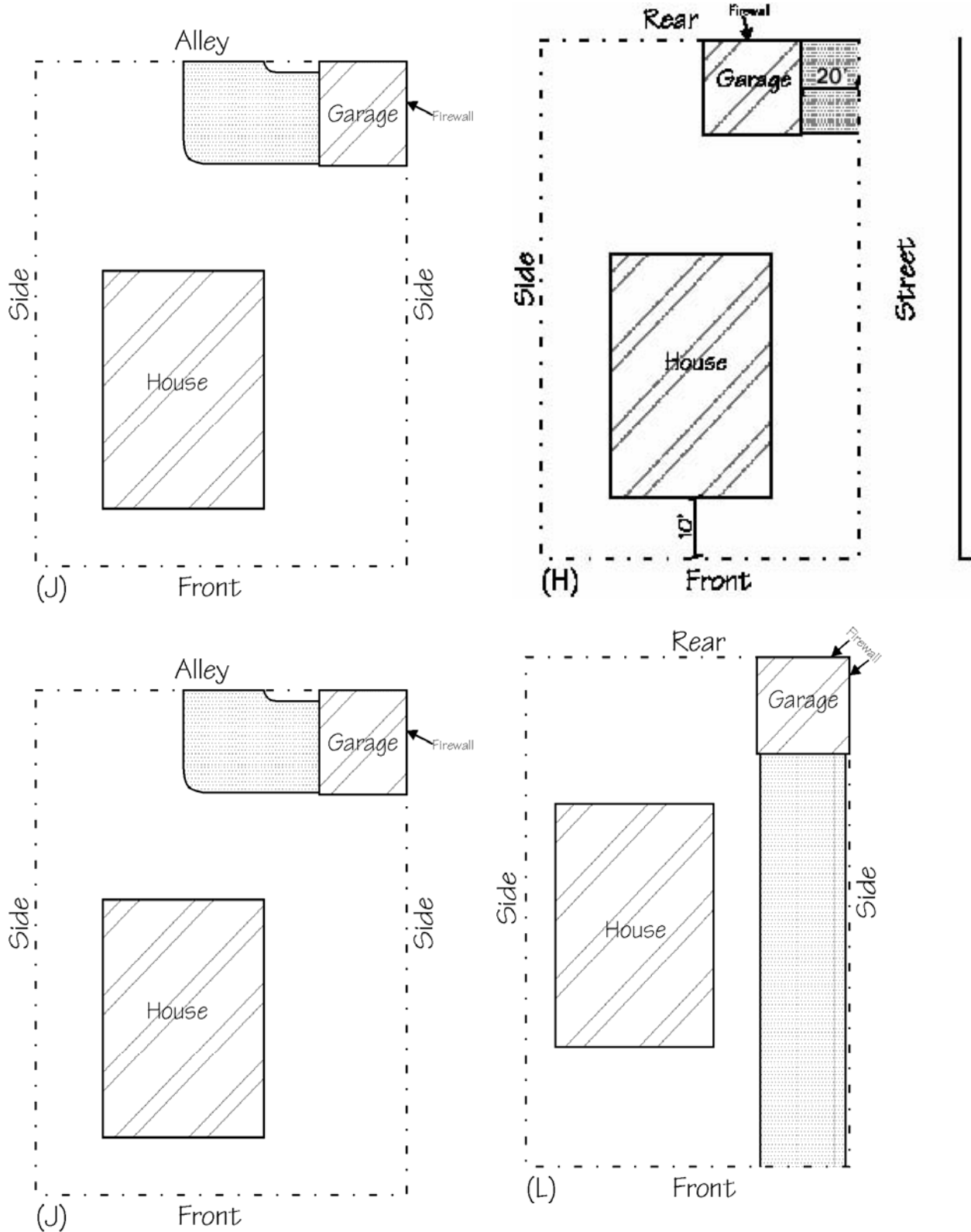


If you have a detached garage whose doors face an alley, the garage must be located at least ten (10) feet from the alley (Figure I).

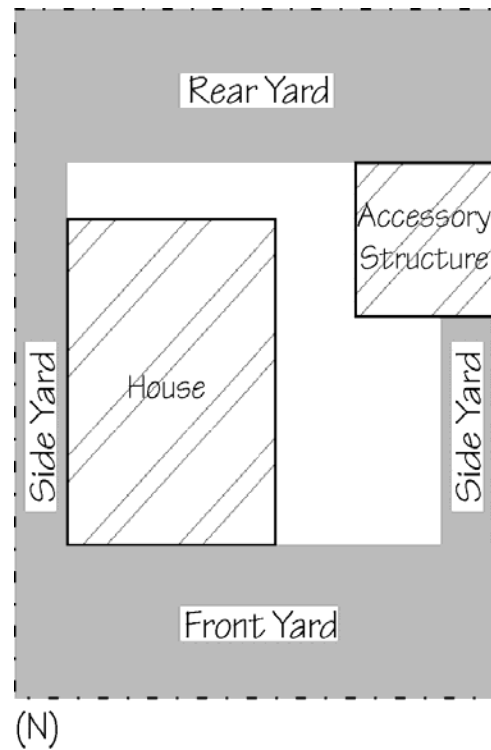
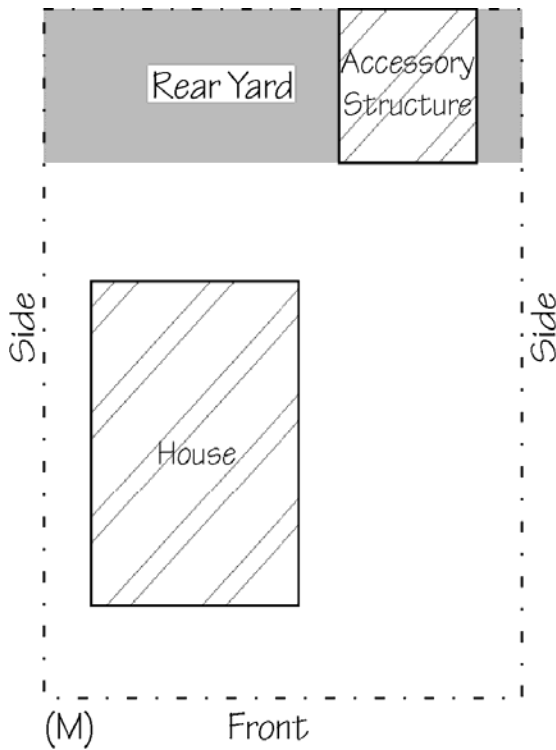


Note reduced front yard setback.

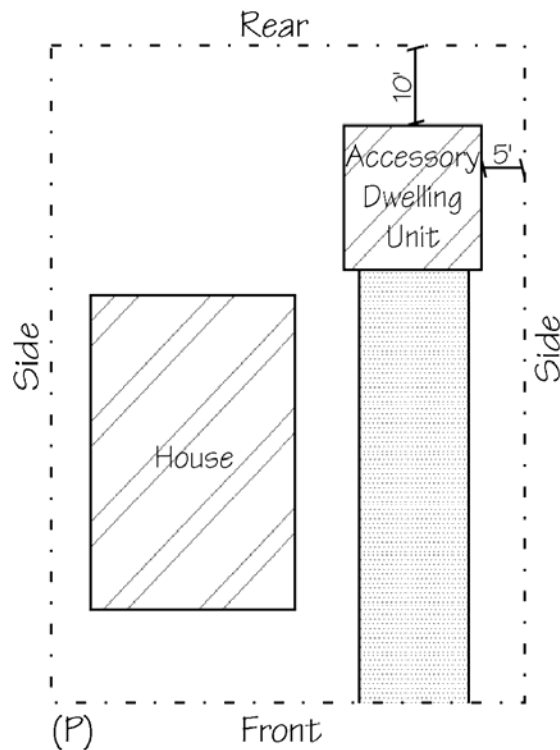
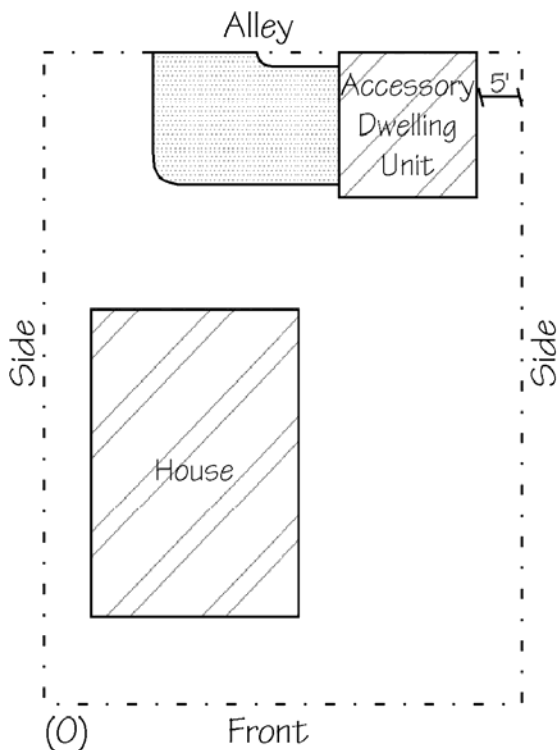
A detached garage may be set on the property line if the garage door is at a right angle to the alley entrance (Figure J). Garage walls on or within three (3) feet of the side property line, however, must be fire walls and have no windows or other openings. A detached garage may be set on the rear property line, but if the garage door faces a side yard, it must be set back twenty (20) feet from that side yard (Figure K). In this case, only the wall on the rear property line need be a fire wall. A detached garage may also be set on both the rear and side property lines if it has access from the front yard (Figure L). In this case, both the walls facing the rear and side yards must be fire walls.



Any accessory structure may be located in a required rear yard (Figure M) and/or in the rear twenty (20) feet of a required interior side yard (Figure N).



Accessory Dwelling Units must be five (5) feet from the side property line, but they may encroach into rear yards (Figure O). If, however, the rear yard does not abut an alley, the accessory unit must be set back ten (10) feet from the rear property line (Figure P).



More Exceptions:

Cornices, window sills, bay windows, flues, chimneys, planters, and roof eaves may project two (2) feet into the required yard area.

Uncovered swimming pools, hot tubs, and satellite dish antennas may be placed in the rear or side yard setback area.

Fences and walls cannot exceed the following height limits when they're located in a required yard:

- Front yard = 4 feet
- Side yard = 6 feet
- Rear yard = 6 feet
- Clear Sight Triangle = 2 feet 6 inches

Hedge height is restricted only in the required front yard setback area to 48" (4' - 0"). Hedges in the side and rear yards have no height limit. On corner lots, hedges in the clear sight triangle cannot be over thirty inches (30").