

Setbacks and Height Limits Information Sheet



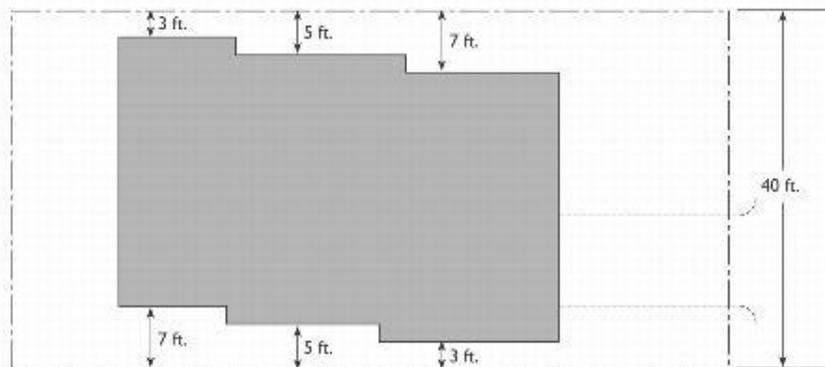
What are the setback requirements?

The setback is a required distance that a structure or object must be located from the property line. Setback requirements vary depending on the type of lot. For corner lots the shortest street facing side is considered the front. With regards to the rear-yard, structures that are less than 15 feet tall have a 3 foot setback from the rear property line. Structures that are 15 feet or taller have a setback requirement of 15 feet.

Lot Type	Front Setback (in feet)	Rear* Setback (in feet)	Side Setbacks		
			Composite (both sides)**	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

*The rear setback is 3 feet for those portions of structures less than 15 feet tall.

**The composite setback is the sum of the two side-yard setbacks (below).



Sideyards setbacks may vary throughout the depth of the lot, but shall not be less than 3 feet on either side or equal to less than 25 percent of the lot width on both sides. The above example shows a variety of setback combinations that equal 25 percent of a 40 foot wide lot.

What are the height limits?

The height of building is measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof. Height limitations are summarized in the table below.

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*



For more detailed information on site coverage refer to the Residential Design Guidelines section 10 and the Municipal Code chapter 17.010.3.C. This information sheet is just a summary of the City's policies and guidelines. It is intended to alert owners, builders, and contractors to issues that affect house design. If you have any questions or would like additional information please ask City staff at the Community Planning and Building Department before ordering or installing materials.