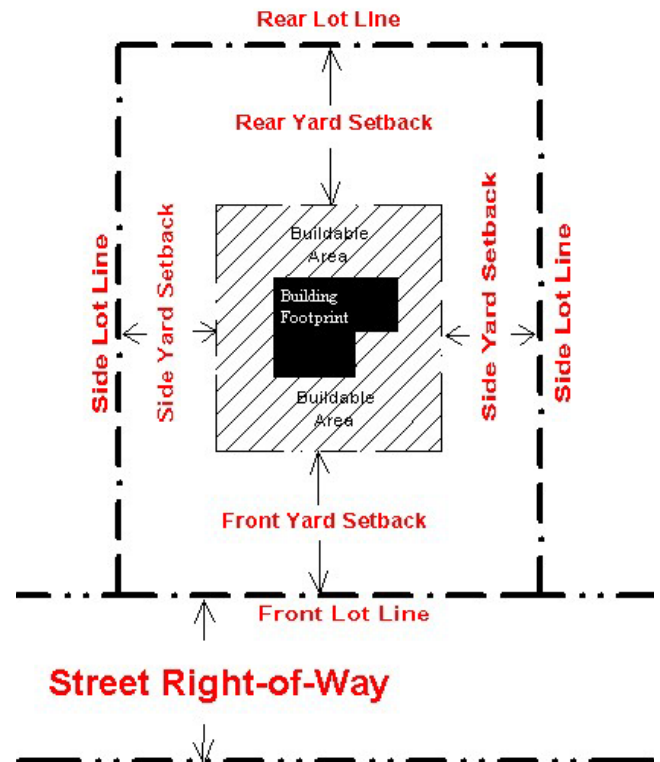




#10—RESIDENTIAL SETBACKS FOR ONE- OR TWO-FAMILY HOMES

- This brochure addresses the setback requirements for single-family homes and duplexes only.
- Setbacks are the minimum distance (measured in feet) from a building to the front, side and rear property lines (see drawing at right).
- Setbacks apply to new buildings as well as additions or remodels that change the footprint of the building.
- Primary (the house) and accessory (detached garage, shed or barn) buildings have different setback requirements.
- Setbacks may be added to or included within any buffers required by other regulations.
- Setback requirements vary depending on how the land is zoned.
- Maintain a 5 foot setback to buildings from any drainage easement line and a ten foot setback from the any drainage structure, whichever is greater.



| Zone ¹ | | MINIMUM REQUIRED RESIDENTIAL SETBACKS | | |
|-------------------|--|---------------------------------------|--|--|
| | | Structure Minimum Front Yard (feet) | House Minimum Side and Rear Yards (feet) | Accessory Structures ² Minimum Side & Rear Yards (feet) |
| RURAL | Forest Resource Lands (FRL) ³ | 50 | 20 | 20 |
| | Interim Rural Forest (IRF) | 50 | 20 | 5 |
| | Rural Protection (RP) | 50 | 20 | 5 |
| | Rural Residential (RR) | 50 | 20 | 5 |
| URBAN | Urban Reserve (URS) | 20 | 5 | 5 |
| | Urban Restricted (UR) | 20 | 5 | 5 |
| | Urban Low (UL) | 20 | 5 | 5 |

1 To identify a lot's zoning, contact Kitsap County Department of Community Development.
 2 Garages, sheds, and carports not attached to the home.
 3 Setback from Forestry Use—for a single-family residence, a perimeter setback of not less than 100 feet when adjacent to land used for forestry.

SETBACK EXCEPTIONS

Projection Exceptions

Building setbacks are measured from the property line to the exterior wall of the house. However, some items may project into the setbacks (see table).

| PROJECTION EXCEPTIONS | | |
|--|--------------------------------|---------------------------|
| Item | Permitted Amount of Projection | |
| | Front Yard Setback | Side & Rear Yard Setbacks |
| Roof extensions (overhangs, porch covers, cornices, canopies and eaves) | 24 inches | 24 inches |
| Fireplaces | 24 inches | 24 inches |
| Window sills | 24 inches | 24 inches |
| Flatwork less than 18 inches tall (including driveways, patios, sidewalks) | No setback required | |
| Swimming pools | No setback required | |
| Bioswales | No setback required | |
| Fences | No setback required | |
| Landscaping elements (including ponds) | No setback required | |
| ¹ Must be 24 inches from any lot line. Decks 18 inches or taller are considered an extension of the building wall and must meet all setback requirements. | | |

Historic Lot Exceptions

If there is already a house on the property, which was legally built using smaller setbacks than are required today, that building may remain. However, for all expansions, additions and new construction, please consult with planner prior to permit submittal.

Smaller Lot Exceptions

Any rural residential lot that is smaller than one acre may use urban zone setbacks (20 feet front and 5 feet side and rear).

Front Yard Requirement Exceptions

Adjoining Lots

If there are houses on BOTH adjoining lots (adjoining front yards) that have front yard setbacks that are smaller than required by zoning, then the new home's minimum front yard setback is the average of the two adjoining front yard setbacks.

If there is a house on only ONE adjoining lot and the other adjoining lot is vacant, then the new home's minimum front yard setback is the average of the front yard setback of the house on the adjoining lot and the required front yard setback.

Solar Access

A front yard setback may be modified in order to maximize a home's solar access (see brochure #14—Exceptions from Residential Zoning and Critical Area Numerical Standards).

Lots Served by Private Easements

If a property takes its access from a private easement that has the potential to serve more than five lots, the front yard setback will be measured from the edge of the easement and not the property line.