

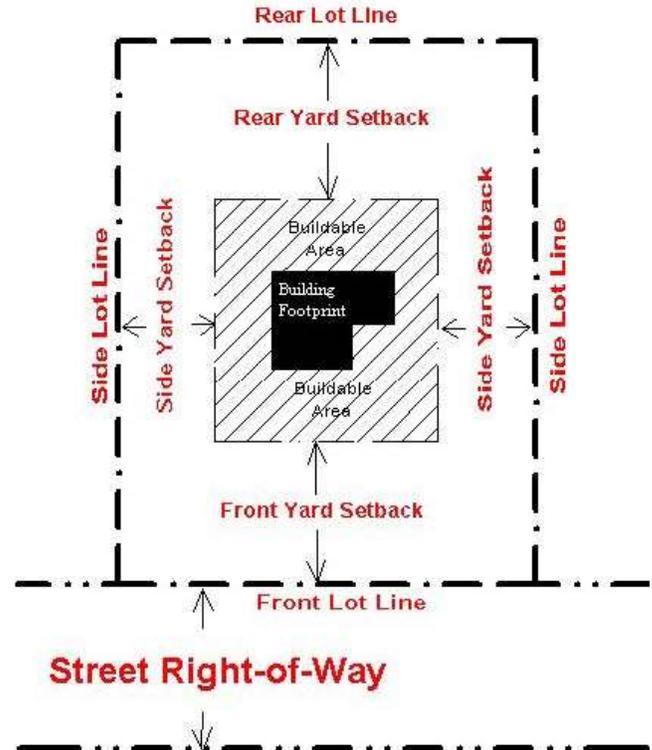


# BROCHURE # 47

## RESIDENTIAL SETBACKS FOR ONE OR TWO FAMILY HOMES

### OVERVIEW

- 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.
- If your zone is not listed in the chart below, please verify before preparing your site plan.



Zone <sup>1</sup>		Minimum Required Residential Setbacks		
		Structure Minimum Front Yard (feet)	House <b>Min.</b> Side and Rear Yards (feet)	Accessory Structure <sup>2</sup> <b>Min.</b> Side and Rear Yards (feet)
RURAL	Forest Resource Lands (FRL) <sup>3</sup>	50	20	20
	Interim Rural Forest Practice (IRF)	50	20	5
	Rural Protection (RP)	50	20	5
	Rural Residential (RR)	50	20	5
URBAN	Urban Reserve (URS)	20	10	5
	Urban Restricted (UR)	20	10	5
	Urban Low (UL)	20	10	5

1 to identify a lot's zoning, find the data in a Kitsap County Assessor's Office [Parcel Search](#).  
 2 Garages, sheds, and carports not attached to the home.  
 3 Setback from Forestry Use – for 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 & 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 or has a width smaller than 140ft. 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 five lots or more, the front yard setback will be measured from the edge of the easement and not the property line.