

SETBACK INFORMATION FOR HOMES AND ACCESSORY STRUCTURES IN RESIDENTIAL ZONES (EFFECTIVE FEBRUARY 1, 2021)



The Community Development Department uses the information below to evaluate a project's compliance for setbacks from property lines.

- The Zoning codes determine *how far* something can project on the property.
- The Building codes determine if the construction meets minimum fire separation distance and requires minimum fire-resistance-rated materials when components are less than 5 feet from a property line.

MINIMUM ZONING SETBACKS	FRONT (STREET FACING)	SIDE & REAR	OTHER
HOME	20 feet	5 feet	
GARAGE & ACCESSORY STRUCTURES	20 feet	5 feet	10 feet setback to alley
PROJECTIONS (Allowed into the Setback)			
• Eaves	24 inches	18 inches	
• Fireplace structures, bay or garden windows, enclosed stair landings or similar structures	30 inches	24 inches	<ul style="list-style-type: none"> • Limited to 2 per façade • Maximum 10 feet each • Maximum 50% of façade
• Uncovered porches & decks- more than 18" above grade	5 feet	18 inches	
• Uncovered porches and decks – 18" or less above grade	May project to the property line	May project to the property line	

MINIMUM INTERNATIONAL RESIDENTIAL CODE SET BACK FOR EXTERIOR WALL ELEMENT	MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	Fire-resistance rated	1 hour—tested in accordance with ASTM E 119, UL 263 or IBC 703.3 with exposure from both sides
	Not Fire-resistance rated	0 hours
PROJECTIONS • Eaves, overhangs	Fire-resistance rated	1 hour on the underside ^{a,b}
	Not Fire-resistance rated	0 hours
OPENINGS IN WALLS • Doors, windows, Vents, exhaust fans	Not allowed	N/A
	Maximum 25% of wall area per story	0 hours
	Unlimited	0 hours
PENETRATIONS • Piping, Electrical Services	ALL	Comply with Section R302.4
		None Required

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.

b. The fire-resistive rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where ventilation openings are not installed in the rake overhang or in walls that are common to the attic areas.

NOTE: SEE IRC TABLE R302.1(2) FOR HOMES EQUIPPED WITH FIRE SPRINKLERS