

TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 515**
Unified Development Code Definition - Garage and Carport Setback Line

DATE: March 4, 2009/*Revised August 1, 2014*

CREATED BY: Land Development Division/Zoning Section

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 515 on garage and carport setback lines. This bulletin has been updated to incorporate the department's new format for Information Bulletins. The purpose of this IB is to clarify the point from which one measures the setback for front entry garages and carports.

Scope:

Definition: A setback is a line within a lot parallel to and measured from a corresponding lot line, governing the placement of structures and uses on the lot. Setback requirements vary by zoning district and type of structure; detached accessory structures have different setback requirements than dwellings. Setback compliance is a necessary consideration for any construction project, therefore the precise location of property lines should be ascertained early in the design process. Please see the diagram below for an illustration of typical setbacks as indicated in Section 35-310 of the UDC.

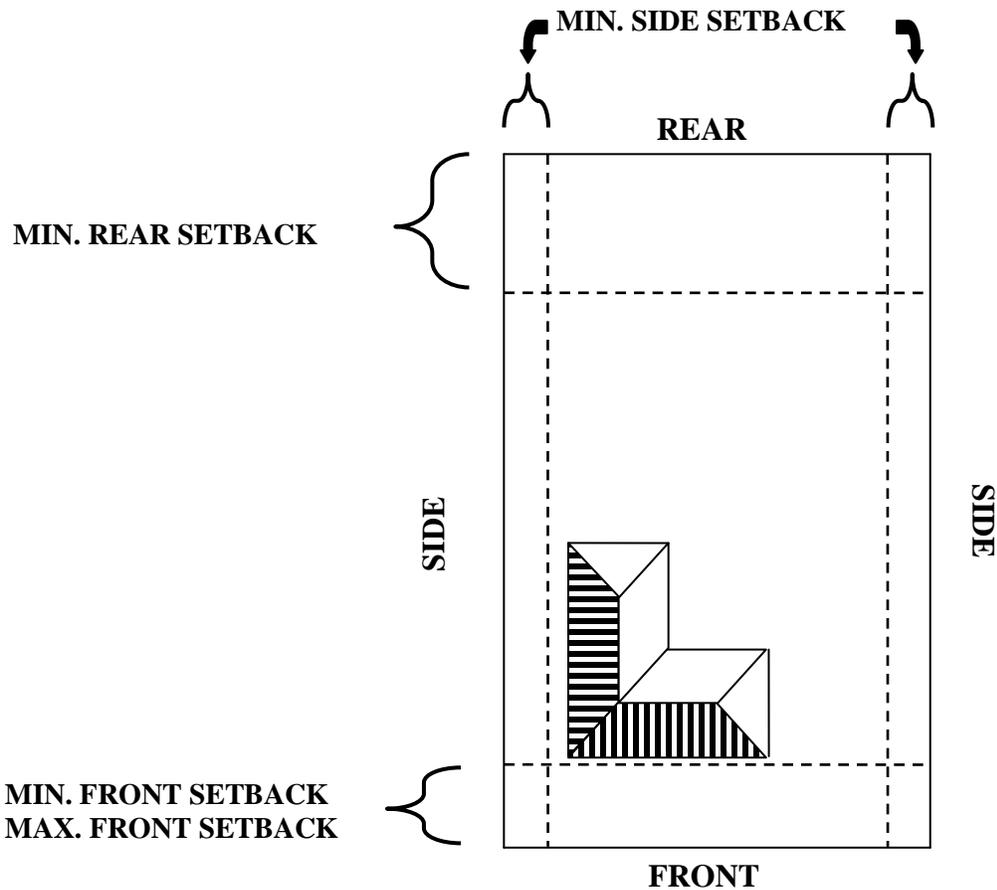
Summary:

This Information Bulletin is for informational purposes only.

Prepared by: Catherine Hernandez, Planning Manager

Reviewed by: Catherine Hernandez, Planning Manager

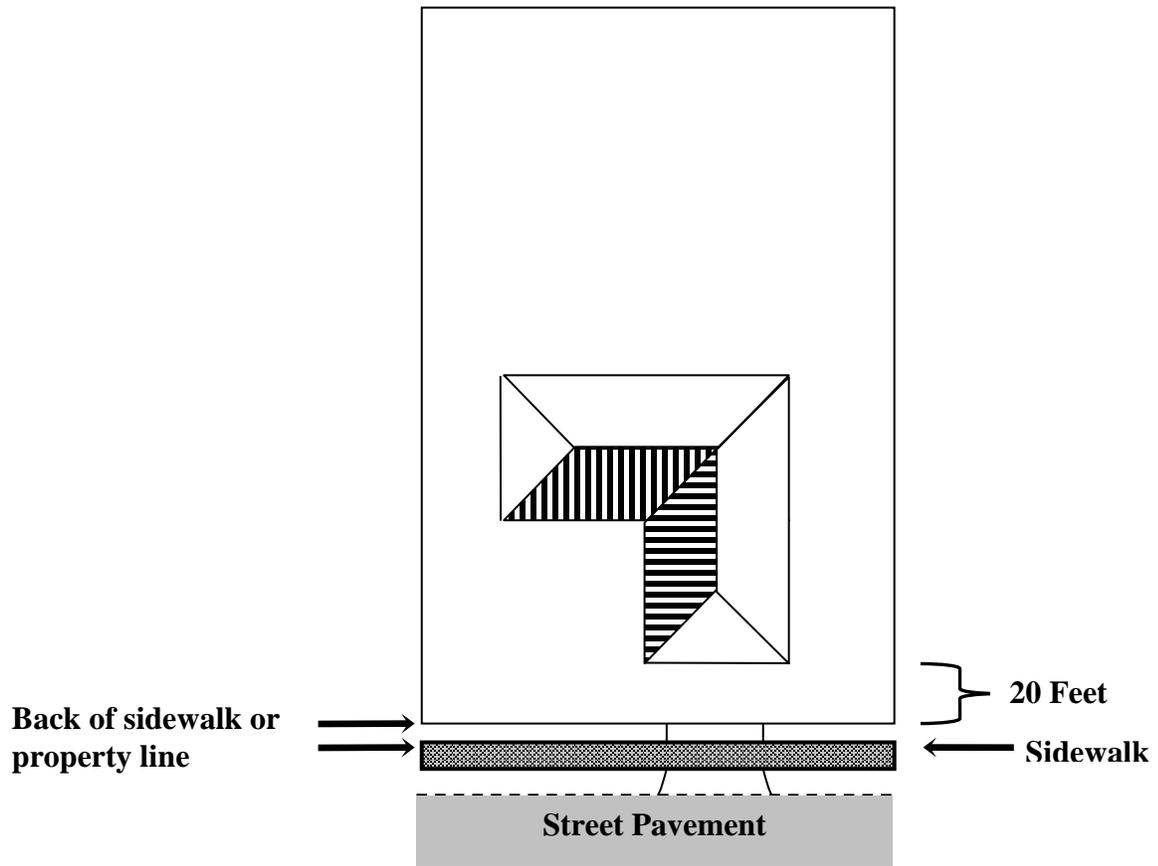
Authorized by: John Jacks, Assistant Director



Measurement: The measurement of a setback line shall be taken from the furthestmost projecting exterior building walls, or other vertical structural components, to the nearest lot (property) line. Setbacks shall be unobstructed from the ground to the sky except as otherwise specifically allowed in Section 35-516 of the UDC.

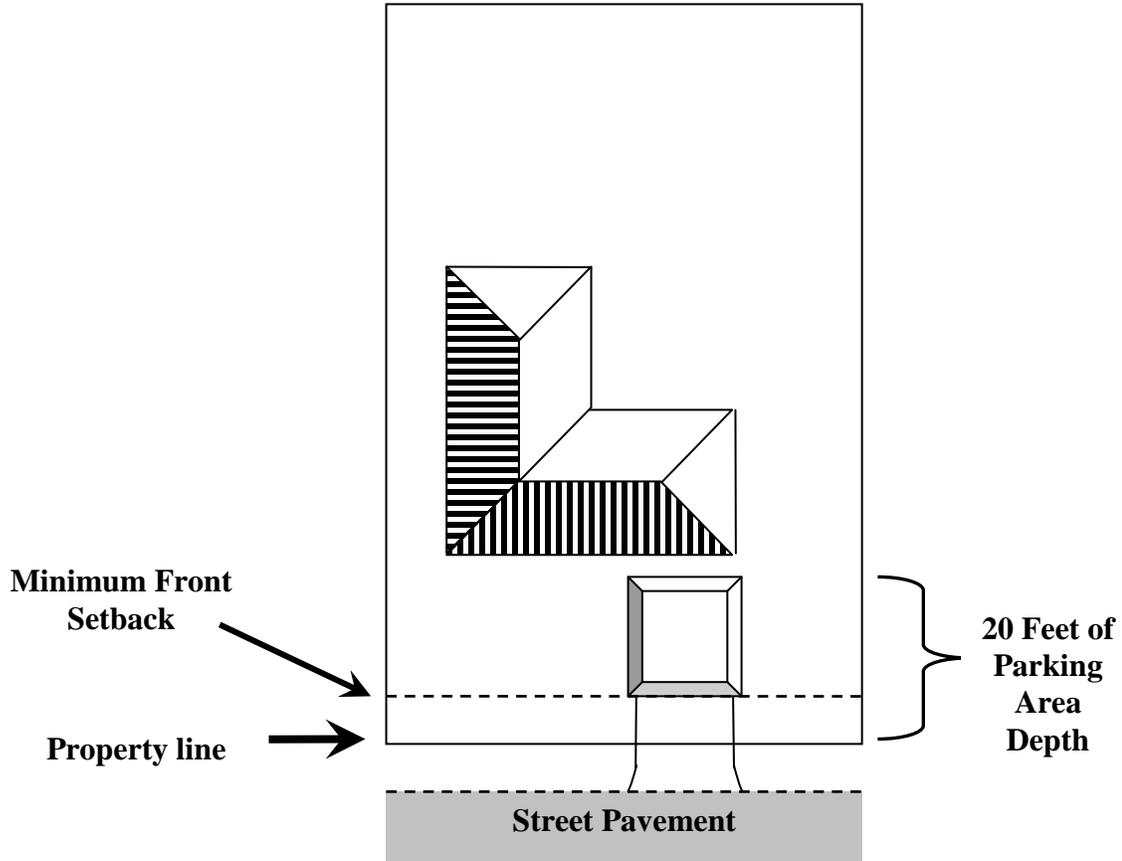
Setbacks for Front Entry Garages (35-516g)

There must be a minimum of twenty (20) feet between the back of the sidewalk **or** the property line and a front entry **garage** (see figure below). If a sidewalk is in place within the right-of-way in front of the residence it may be used to measure the setback, otherwise the measurement must be taken from the property line.



Setbacks for Carports (35-516g)

While setbacks for garages may be measured from the back of an existing sidewalk, **carport** setbacks are measured from the property line. Carports may be erected behind the minimum front setback required in the applicable zoning district, so long as twenty (20) feet of total parking area depth is maintained within the lot. Carports must meet the setback required by the applicable zoning district. (See figure below)



How to determine the property line?

To accurately determine a property's boundaries, consult your property's survey. Your survey illustrates existing property corners or survey pins/property markers. A subdivision plat also will provide the dimensions of a lot and can be used to approximate lot boundaries.

It is important to understand that the front property line is not the same as the street curb. There is often an area outside the constructed street pavement that is still public right-of-way where utilities and sidewalks may be located.