

2.1.300 Setbacks. Revised 11/20

A. Purpose. Setbacks provide private outdoor living space, building separation for fire protection/security, building maintenance, and sunlight and air circulation. The setback standards encourage placement of residences close to the street for public safety and neighborhood security.

B. Setback Standards. The following setback standards apply to all structures, except as otherwise provided by this section or specified in this code.

C. Front Setbacks.

1. RL and UAR Districts. The minimum front setback is 20 feet.

Exception. On corner lots within a platted subdivision, one front setback may be 10 feet; provided, that the garage and/or carport is set back a minimum of 20 feet.

2. RS, RM-10, RM, and RH Districts. The minimum front setback is 10 feet. Garages and carports must be accessed from alleys where practical, otherwise garages and carports with street access must be set back a minimum of 20 feet from the front property line. In this instance, the term “practical” means that there is an existing or platted alley that could be used in its current condition or improved to provide access.

3. Where streets with insufficient right-of-way about the site, special setbacks apply in conformance with [BDC 3.4.200\(J\)](#), Special Setbacks.

D. Rear Setbacks.

1. RL and UAR Districts. The minimum rear setback is 20 feet.

Exception. In the RL Zone on corner lots within a platted subdivision, the minimum rear setback is 10 feet.