



BROCHURE # 47

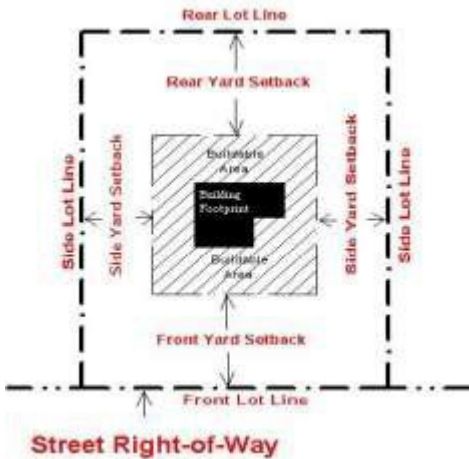
RESIDENTIAL SETBACKS

ONE/TWO - FAMILY HOMES AND ACCESSORY STRUCTURES

This brochure addresses setback requirements for single-family homes, duplexes and residential accessory structures.

What are Setbacks?

Setbacks are the minimum distance (measured in feet) that a building needs to be from the front, side and rear property lines (see drawing below)



Are zoning setbacks added to buffers?

No, whichever is more restrictive or larger will apply.

Are setbacks just for new construction?

Setbacks apply to new buildings as well as additions or remodels that change the footprint of the building.

What if there are critical areas on my parcel?

Additional setbacks may be required if a critical area is present. If there are two setback requirements that apply to your parcel, the most restrictive will apply. Please consult with the Department of Community Development for further information.

How do I find out the setbacks for my project?

Follow the steps below to determine the setbacks for your project.

- Step 1- Locate your parcel:**

Visit [Parcel Search](#) and choose your search option, once you enter the information, hit the "Enter" key on your keyboard.

- Step 2 - Determine Zone of Lot/Parcel:**

Setbacks are determined by the zone in which your parcel is located. Once you locate your parcel, click on the details tab at the top and go to "Land & Location". Your zoning is listed as the third item down.

- Step 3 – Determine Setbacks for Zone:**

Refer to the Zoning table below and locate your zone and the appropriate setback information.

Additional setback requirements are in Kitsap County Code (KCC) 17.420.050 a.-d and must be considered.

Zone		Minimum Required Setbacks				
		Front Setbacks - All Structures	Side Setbacks - House	Rear Setbacks - House	Side Setbacks - *Accessory Structures	Rear Setbacks - *Accessory Structures
Rural	Rural Wooded (RW)	50	20	20	20	20
	Rural Protection (RP)	50	20	20	5	5
	Rural Residential (RR)	50	20	20	5	5
Urban	Urban Reserve (URS)	20	5	10	5	10
	Urban Restricted (UR)	20	5	10	5	10
	Urban Low (UL) & Urban Medium (UM)	20 garage/carport 10 habitable	5	10	5	10
Find your Zone Parcel Search						
Parcels abutting RW Zoning require 100' Setbacks for Single Family Structures						
Accessory Structure - Detached and not for habitable use, this includes guest houses						
Barns - if housing livestock, 50' setbacks on all sides						

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	
Retaining walls	No setback required	
Landscaping elements (including ponds)	No setback required	
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

Lots that were legally created but are smaller than current zoning requirements for setbacks may be able to use different setbacks. [Contact us](#) for more information.

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 interior edge of the easement and not the property line.