



DEPARTMENT OF COMMUNITY DEVELOPMENT

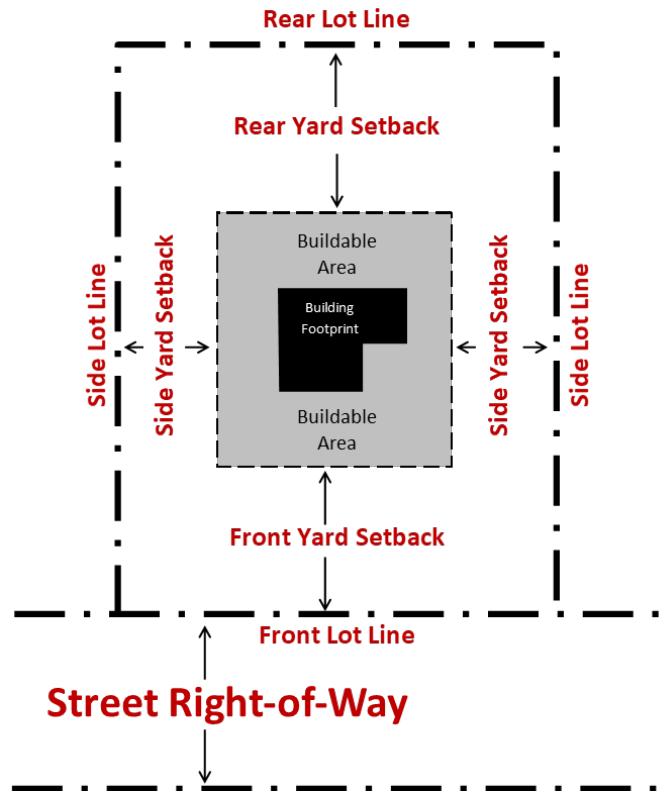
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BROCHURE #12

RESIDENTIAL SETBACKS FOR BUILDINGS IN RURAL RESIDENTIAL ZONING WITHOUT CRITICAL AREA CONSIDERATION

OVERVIEW

- This brochure addresses the setback requirements for single-family homes and appurtenant/accessory structures only.
- Setbacks are the minimum distance (measured in feet) from a building to the front, side and rear property lines (see drawing at right).
- Buffers for Shoreline or Critical Areas will likely increase setbacks. (See Brochure #51 for more information.)
- Setbacks apply to new development as well as additions or remodels that change the footprint of the building.
- Primary and accessory (detached garage, decks, shed or barn) buildings have the same setback requirements.
- Maintain a 10-foot distance between structures, at least a 10-foot setback from the drainfield, and a 5-foot setback from your septic tank.
- Setback requirements vary depending on how the land is zoned.
- If your zone is not Rural Residential, please verify setbacks with a land use planner before preparing your site plan.



ADDITIONAL SETBACK EXCEPTIONS

Projection Exceptions

Building setbacks are measured from the property line to the foundation wall of the house. Some items may project into the setbacks, such as the eaves of the roof, and a bay window that does not extend to foundation.

Non-Conforming Development 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.

Platted Lot Exceptions

Subdivisions may have varying setbacks on the face of the plat. See plat or speak to a land use planner for more info.

Minimum Required Residential Setbacks (feet)	Rural Residential		
	1 DU/5 Acres	1 DU/10 Acres	1 DU/20 Acres
Development Standard	RR 1:5	RR 1:10	RR 1:20
Minor Collector or Local Access	20	20	20
Driveway*	0	0	0
Private Road and Ingress/Egress Easement	20	20	20
Major Collector	30	30	30
Minor Arterial	35	35	35
Principal Arterial	50 ¹	50	50
Minimum Rear and Side Setbacks ^{5,6}	5 ^{3,12}	5 ^{3,12}	5 ^{3,12}
Special Setbacks from Forest Resource Lands	Rural (RF) – 100		Commercial (CF) – 250

*Driveway: A strip of land which provides vehicular access to one of 2 lots.

JCC Chapter 18.30 Development Standards –Table 6-1 Notes (See JCC 18.30.050 for Full List)

1. To implement the intent of LNG 19.0 of the Comprehensive Plan to protect the forest corridor and tree canopy in the Glen Cove area, the setback from the right-of-way of SR 20 shall be 50 feet on each side of the highway (comprised of a 30-foot buffer and a 20-foot setback from the buffer), for new development, from the intersection of Old Fort Townsend Road and SR 20 to the incorporated boundary of the city of Port Townsend.
3. Special Rear and Side Setbacks.
 - Wherever a residential use is proposed to abut a commercial use or zone, and vice versa, the setback shall be 35 feet.
 - Wherever a residential use is proposed to abut a light industrial use or zone, and vice versa, the setback shall be 25 feet, unless otherwise specified in this code.
 - Wherever a residential use is proposed to abut a heavy industrial use or zone, and vice versa, the setback shall be 100 feet, unless otherwise specified in this code.
5. Fences are exempt from setback requirements, except in the jurisdiction of the Shoreline Master Program (SMP) or when impairing safe sight lines at intersections, as determined by the county engineer.
6. Setbacks do not apply to mailboxes; wells; pump houses; bus shelters; septic systems and drainfields (except in the SMP); landscaping (including berms); utility apparatus such as poles, wires, pedestals, manholes, and vaults. No other structures or accessory uses shall be located in the front setback area unless approved by the administrator. The administrator may reduce the minimum road setbacks if the strict application of such setback would render a legal lot of record unbuildable under the provisions of this code.
7. Chimneys, smokestacks, fire or parapet walls, ADA-required elevator shafts, flagpoles, utility lines and poles, skylights, communication sending and receiving devices, HVAC and similar equipment, public water towers or tanks, and spires associated with places of worship are exempt from height requirements.
8. Propane fuel storage tanks and containers shall maintain setbacks and separations pursuant to the currently adopted International Fire Code.
9. Approved subarea plans may establish different bulk and dimensional requirements for those areas.
11. Road Classifications. To clarify the setbacks for development activities consistent with the requirements of this chapter, the following road designations shall apply, all others are considered local access roads:
 - Principal arterials: US 101, SR 104, SR 20.
 - Minor arterials: SR 19 (Beaver Valley Road, Rhody Drive, and Airport Cutoff).
 - Major collectors: SR 116 (Ness' Corner Road, Oak Bay Road to Flagler Road and Flagler Road), Center Road, Chimacum Road, Irondale Road, Quinault-South Shore Road, Upper Hoh Road.
 - Minor collectors: Anderson Lake Road, Bee Mill Road, Cape George Road, Clearwater Road, Cooke Avenue Extension, Coyle Road, Dabob Road, Dabob P.O. Road, Dosewallips Road, Duckabush Road, E. Quilcene Road, Four Corners Road, Eaglemount Road, Hastings Avenue West, Hazel Point Road, Larson Lake Road, Oak Bay Road, Paradise Bay Road, Penny Creek Road, Point Whitney Road, S. Discovery Road, Thorndyke Road, South Point Road.
12. The special side and rear setbacks provided in Table 6-1 shall also apply to outbuildings for residential or agricultural uses such as detached garages, storage sheds or tool sheds, except for existing lots of record less than five acres wherein the minimum rear and side yard setbacks for outbuildings shall be five feet.