

**International Residential Code**

**IRC APPENDIX U**

Same as IRC '0'

**COPY**

**PROPERTY BUILDING LINE SETBACKS**

**COMMERCIAL BUILDINGS – NON RESIDENTIAL - NO LIVING QUARTERS:**

Setback is determined by Use, Occupancy and Location. Initial determination to be made by Building Official.

- 15 feet **or more** from Front Street Property Line
- 10 feet **or more** from Side Street Property Line
- 5 feet **or more** from Adjacent Property Line – side: OR variance as needed
- 5 feet **or more** from Adjacent Alley Property Line – easement
- Greater distances may be required depending on type of structure, business use, types of vehicles to be used, parking area and etc.
- Any request for a variance from Building Official's determination must be appealed to City Council.

**RESIDENTIAL STRUCTURES, ATTACHED-DETACHED GARAGES, Manufactured Homes, Portable Buildings, RV's and other structures on individual lots:**

**INTERIOR Lots: Requires a variance if less setback is requested:**

- 15 feet from Front Street Property Line
- 5 feet from Adjacent Property Line – side
- 5 feet from Alley Property Line – easement

**CORNER Lots: Requires a variance if less setback is requested:**

- 15 feet from Front Street Property Line
- 10 feet from Side Street Property Line
- 5 feet from Adjacent Property Line – side
- 5 feet from Alley Property Line – easement

**ODD Shape Lots: Variances may be requested within reason:**

- 15 feet from Front Street Property Line
- 10 feet from Side Street Property Line – If corner lot
- 5 feet from Adjacent property line – side
- 5 feet from Alley property line – easement

**EXISTING HISTORICAL & PLATTED Bldg Limits/Set Backs: Subdivisions & Additions**

- Harbor View: as platted: FRONT: 10.41 ft SIDE: 3.66 ft
- Henderson Addition – as built & designed
- Bay View Addition – as built & designed
- SandHill Landing: as platted: FRONT 15 ft; SIDE 5 ft; CORNER 10 ft; REAR 10 ft
- ◊ NOTE: Block 1 Lot 3 has additional easement spacing
- ◊ NOTE: Block 2 Lot 5 has additional easement spacing

**VARIANCES:**

- Any request for a variance from Building Official's determination must be appealed to City Council.

**SURVEYS:**

- IF property lines cannot be readily determined for setback determinations, a survey of the property may be required.