

SECTION 16.60.050. - SETBACKS, ALLOWABLE ENCROACHMENTS

16.60.050.1. - Setbacks, allowable encroachments.

When a variance to a setback has been granted, no additional encroachment which is set forth in this section is allowed.

16.60.050.2. - Allowable encroachments and setbacks.

Required building setbacks that are less than what is required by this section shall supersede setbacks established by this section. No structure shall encroach in or over any easement where the structure would interfere with the use of the easement for its intended purpose. The encroachment for eaves shall be permitted in addition to the encroachment for a structure/improvement, unless the term "leading edge" is used. In which case, leading edge shall be interpreted to include the eave. Encroachments are not allowed in connection with zero lot line structures. Encroachments for a structure or other improvement taller than 12 inches above grade is prohibited within the view triangles of waterfront yards (see technical standards section), except that fences within the view triangle are subject to height limits established elsewhere in these regulations.

Ancillary Equipment, refer to Section 16.50.020.4.2.(C) for development standards for zoning districts not listed in this chart	F=Front S=Side SS=Street side R=Rear W=Waterfront	NT, NTM, CRT, CCT, IT zoning districts	NS, NSM, NMH, NPUD, CRS, CCS, IS, P zoning districts
Ancillary equipment, commercial, (see accessory structures section for additional requirements)	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 10 ft.	No closer to property line than 10 ft.
Ancillary equipment, residential, (see accessory structures section for additional requirements)	S, R	No closer to property line than 3 ft.	No closer to property line than 3 ft.
	SS	No more than 4 ft. from setback line	No more than 4 ft. from setback line

Structure/Improvement	F=Front S=Side SS=Street side R=Rear W=Waterfront	NT, NTM, CRT, CCT, IT, DC, EC, IC zoning districts	NS, NSM, NMH, NPUD, CRS, CCS, IS, P, RC zoning districts
Arbor or pergola (with a minimum of 50% open roof structure, up to 80 sq. ft. in area and no more than 12 ft. in height)	F, S, SS, R	To property line	To property line

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Awnings	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Balcony (open on three sides)	All	Leading edge no more than 3 ft. from setback line	Leading edge no more than 3 ft. from setback line
Barbeque, grill or kitchen, outdoor (up to 10 ft. in height) This applies only to permanently installed equipment, fixtures, sinks, cabinets, and counters	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS, W	No more than 5 ft. from setback line	No more than 5 ft. from setback line
Bay window (without a footer), elevated a minimum of 12-inches above the finished floor of the main floor	All	No more than 3 ft. from setback line	No more than 3 ft. from setback line
Canopy, commercial vehicular use (drive-through, freestanding, or attached)	F, SS	No encroachment permitted	Leading edge no closer to property line than 10 ft.
Carports, commercial use (open all sides)	F	Leading edge no closer to property line than 10 ft.	Leading edge no closer to property line than 10 ft.
	S, SS, R	Leading edge no closer to property line than 5 ft.	Leading edge no closer to property line than 5 ft.
Carports, residential use (open on a minimum of two sides)	F, SS	No encroachment permitted	Leading edge no more than 5 ft. from setback line
	S, R	Leading edge no closer to property line than 3 ft.	Leading edge no closer to property line than 3 ft.
Chimney	All	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.	No more than 2 ft. from setback line, no closer to property line or seawall than 4 ft.

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Decks, patios, porches and screen enclosures:			
Decks and patios, uncovered (up to 12 inches above existing grade or the top of an existing seawall) (open on all sides, excluding support columns)	S, R	To property line	To property line
	SS	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than 5 ft. (Note: Federal and state regulations may be more restrictive.)
Decks and patios, uncovered (more than 12 inches and less than 30 inches above existing grade or the top of an existing seawall) (open on all sides, excluding support columns)	S, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	SS	No closer to property line than 8 ft.	No closer to property line than 8 ft.
	W	No closer to property line or seawall than 8 ft. (Note: Federal and state regulations may be more restrictive.)	No closer to property line or seawall than 8 ft. (Note: Federal and state regulations may be more restrictive.)
Patios, covered, and pergolas (or shade sails in lieu of solid roof) (no more than 12 inches above existing grade or the top of an existing seawall) (open on all sides, excluding support columns)	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 7.5 ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
Porch, open (less than 30 inches above existing grade or the top of an existing seawall) (open on all sides, excluding support columns)	F, SS	Leading edge no more than 5 ft. from setback line	Leading edge no more than 5 ft. from setback line
	R	No encroachment permitted	Leading edge no more than 10 ft. from setback line
	W	Leading edge no more than 5 ft. from setback line	No encroachment permitted

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Screen enclosure, patio (solid roof) (no more than 12 inches above existing grade or the top of an existing seawall) (screened on all sides, excluding support columns)	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 7.5 ft.
	W	No closer to property line or seawall than 10 ft.	No closer to property line or seawall than 10 ft.
Screen enclosure (screen roof) (no more than 12 inches above existing grade or the top of an existing seawall) (screened on all sides, excluding support structure)	S, SS, R	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
	W	No closer to the property line or seawall than 10 ft.	No closer to the property line or seawall than 10 ft.
Dumpster enclosure	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
Eaves	All	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 3 ft. from setback line, but no closer to property line or seawall than 2 ft.
Fences	All	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
Flag poles (up to 35 ft. in height)	All	To property line or seawall	To property line or seawall
Flags, wall-mounted	All	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.	No more than 4 ft. from setback line, but no closer to property line or seawall than 2 ft.
Garages, residential front-loading	F	No encroachment permitted	No more than 5 ft. from setback line
	S	No encroachment permitted	No more than 2 ft. from setback line
	SS	No encroachment permitted	No more than 3 ft. from setback line

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Garages, residential side-loading or facing an Alley	F	No encroachment permitted	No more than 8 ft. from setback line
	S	No more than 2 ft. from setback line	No more than 2 ft. from setback line
	SS	No more than 5 ft. from setback line	No more than 5 ft. from setback line
	R	No encroachment permitted	10 ft., or 22 ft. including the width of the alley, whichever is less
Gardening Hoop House, Cold Frame, Greenhouse, Vertical vegetable structure, raised garden bed (only one may encroach into the setback. The maximum size is limited to 100 sq. ft. in area and 10 ft. in height)	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
Lawn ornaments (including fountains and other yard ornaments)	F, S, SS, R, W	No closer to property line or seawall than 3 ft.	No closer to property line or seawall than 3 ft.
Lighting, landscape (up to 3 ft. in height)	All	To property line or seawall	To property line or seawall
Lighting, site	All	To property line or seawall	To property line or seawall
Mailboxes (if permitted by the Code)	F, SS	To property line	To property line
Play equipment, residential (up to eight ft. in height)	S, SS, R, W	To property line or seawall	To property line or seawall
Play equipment, residential (more than eight ft. in height)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Pool, above ground (greater than 12 inches above existing grade)	S, SS, R	No closer to property line than 5 ft.	No closer to property line than 5 ft.
	W	No closer to property line or seawall than 8 ft.	No closer to property line or seawall than 8 ft.

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Pool, in-ground (up to 12 inches above existing grade) pools adjacent to seawalls shall require additional engineering to avoid conflict with existing, underground tie-backs.)	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Ramp for citizens with impairments	All	To property line or seawall	To property line or seawall
Retaining (return) wall	F, S, SS, R	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall	To the property line: The overall height shall be no greater than 18 inches from the existing grade abutting both sides of the wall
	W	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)	To the property line or seawall: The overall height shall be no greater than the top of the existing seawall. (Note: Federal and state regulations may be more restrictive.)
Shed (only one shed may encroach into the setback. The maximum size is limited to 100 sq. ft. in area and 10 ft. in height)	F	No encroachment allowed, except as noted in the use-specific development standards for accessory structures and no part of the shed shall be located in front of the front façade line of the principal structure	No encroachment allowed, except as noted in the use-specific development standards for accessory structures
	R	To property line	To property line
	SS	No more than 5 ft. from setback line, within the rear 20 ft. of lot	No more than 5 ft. from setback line, within the rear 20 ft. of lot
	S	No closer to property line than 3 ft., within the rear 20 ft. of lot to property line	No closer to property line than 3 ft., within the rear 20 ft. of lot to property line
	W	No encroachment allowed	No encroachment allowed

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Sidewalks (up to 6 ft. in width)	All	To property line or seawall	To property line or seawall
Spa	S, SS, R, W	No closer to property line or seawall than 5 ft.	No closer to property line or seawall than 5 ft.
Steps, stairs (steps, stairs shall not exceed 3 ft. in height above grade)	F, R, W	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 6 ft. from setback line but no closer to property line or seawall than 4 ft.
	S, SS	No more than 4 ft. from setback line but no closer to property line than 4 ft.	No more than 4 ft. from setback line but no closer to property line than 4 ft.
Stoop (up to 3 ft. by 6 ft. in area)	All	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.	No more than 3 ft. from setback line but no closer to property line or seawall than 4 ft.
Walls	F, S, SS, R, W	To property line or seawall as prescribed by fence and wall regulations	To property line or seawall as prescribed by fence and wall regulations
Wooden platform for energy meter in a flood zone	S, R	No closer to property line than 2 ft. for platforms up to 3 ft. above grade, or no closer to property line than 2.5 ft. for platforms up to 4 ft. above grade, or no closer to property line than 3 ft. for platforms up to 5 ft. above grade	No closer to property line than 2 ft. for platforms up to 3 ft. above grade, or no closer to property line than 2.5 ft. for platforms up to 4 ft. above grade, or no closer to property line than 3 ft. for platforms up to 5 ft. above grade