



How to Determine Single-Family Residential Setbacks

OVERVIEW

Within the Estes Valley, buildings and structures are required to be set back from lot lines, and in many cases, from private streets running through lots. The minimum required setback varies by zoning district. For example, in the ¼-acre zoning district, buildings are required to be set back fifteen feet from the front lot line, while in the 10-acre zoning district they are required to be set back fifty feet.

This handout provides basic information about how to determine setbacks. You can always contact Planning staff for assistance in determining setbacks. Some lots in the Estes Valley are unusually shaped and require additional assistance from staff to determine setbacks.

PLATTED SETBACKS/BUILDING ENVELOPES

In some cases, lot setbacks or a building envelope for your lot is shown on a subdivision plat. These setbacks/building envelopes usually supersede the setbacks established in the Estes Valley Development Code (EVDC). So the first step is to determine if your lot is located within a subdivision that has platted setbacks or building envelopes. If you do not have a copy of your subdivision plat, contact Planning staff for assistance at the number provided on the bottom of this handout.

DETERMINING YOUR ZONING

Minimum required setbacks vary by zoning district. If your lot is not subject to platted setbacks or a building envelope, the next step is to determine your property's zoning by visiting <http://www.estesnet.com/comdev/ZoningMap.aspx> or by contacting Planning staff.

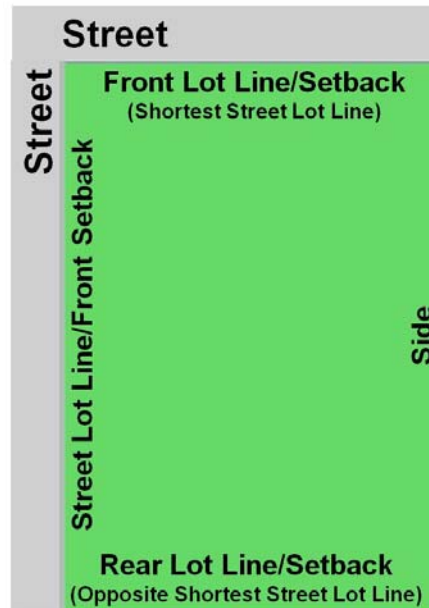
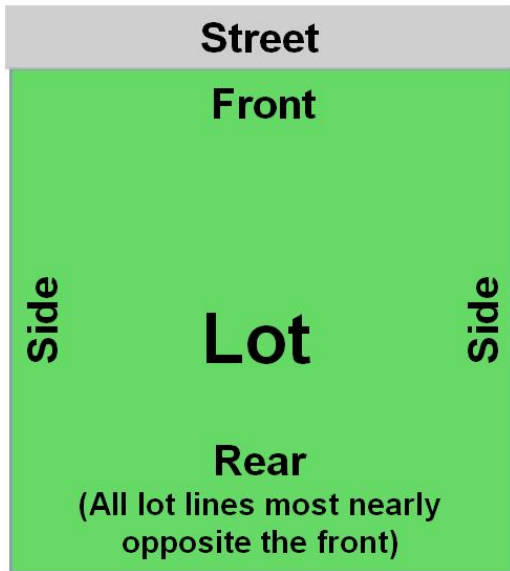
Minimum Required Setbacks by Zoning District

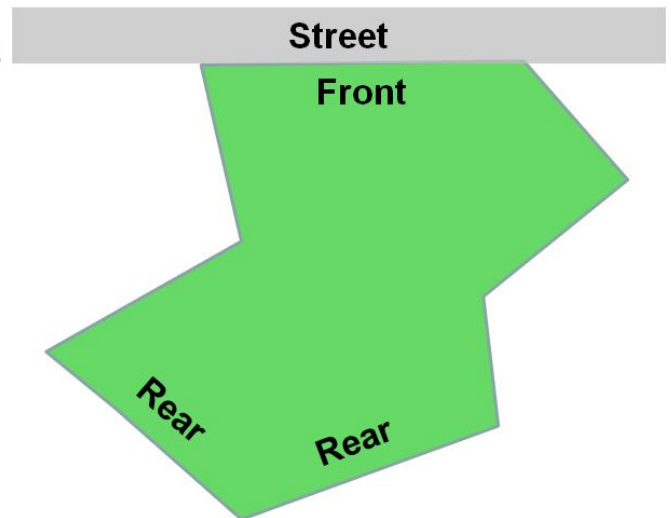
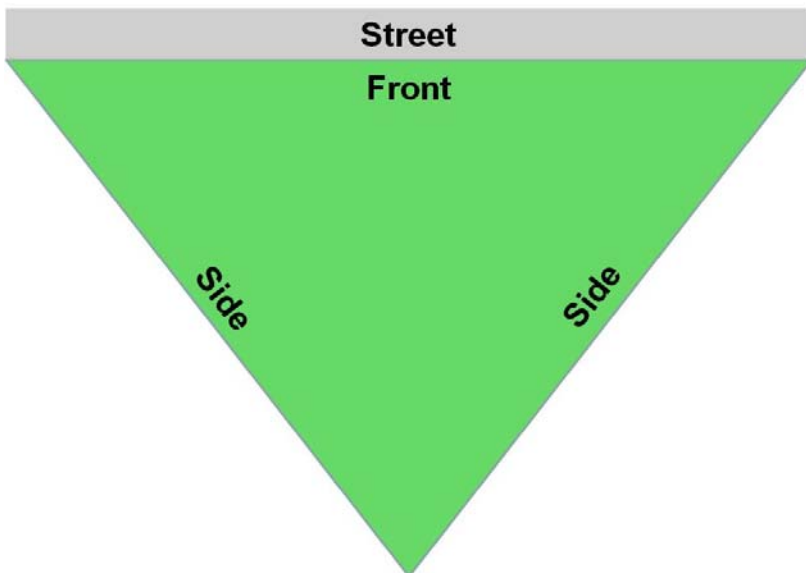
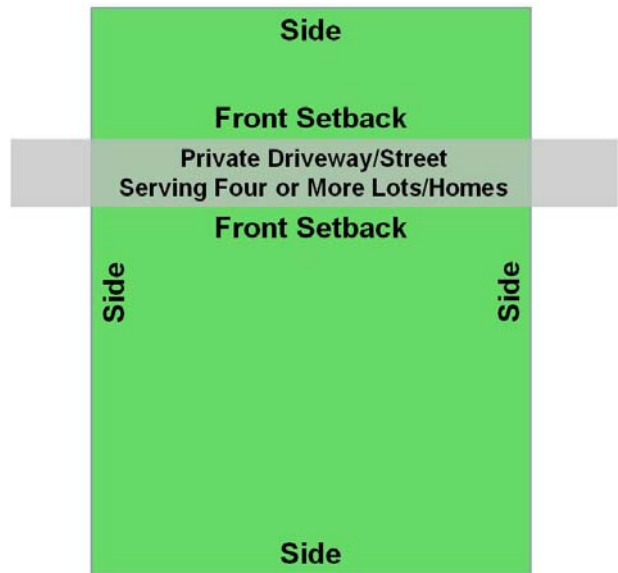
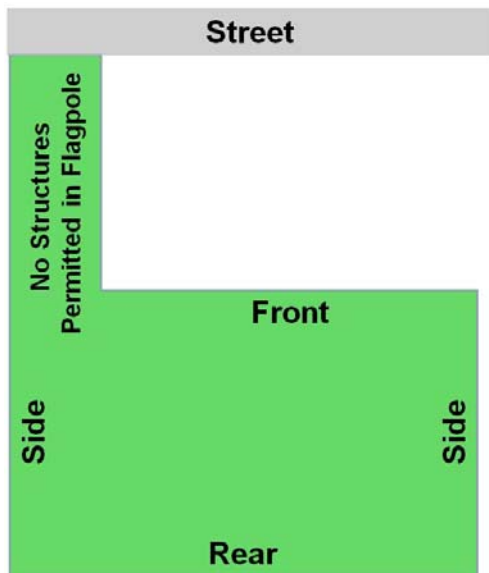
Zoning District		Front Lot Line (Feet)	Side Lot Line (Feet)	Rear Lot Line (Feet)
R-1	Residential	25 – Arterials 15 – Other streets	10	15
R	Residential	25 – Arterials 15 – Other streets	10	15
E	Estate	25 – Arterials 15 – Other streets	10	15
E-1	Estate	25	25	25
RE	Rural Estate	50	50	50
RE-1	Rural Estate	50	50	50

Arterial streets include Highway 34 Bypass, Highway 34 Business, Highway 36, Highway 7, Marys Lake Road, MacGregor Avenue between Highway 34 Business and Highway 34 Bypass, and any street with a right-of-way width of greater than sixty feet.

IDENTIFYING YOUR FRONT, REAR, AND SIDE LOT LINES

The final step is to determine the location of your front, rear, and side lot lines and their associated setbacks. The following examples illustrate common lot shapes and associated lot lines and setbacks.





Side setbacks apply to all other lot lines in above figure.

FEATURES PERMITTED WITHIN LOT LINE SETBACKS

Some features are permitted in setbacks. For example, fences can be placed within a setback, and eaves can extend three feet into a setback provided the setback is not also a utility easement. Features that are permitted within lot line setbacks are described in more detail in EVDC Section 1.9.D *Setbacks – Building and Structure Setbacks*.

RIVER, STREAM, AND WETLANDS SETBACKS

Minimum required setbacks from rivers, streams, and wetlands may also apply to your property. These setbacks range from 30 to 50 feet and are described in more detail in EVDC Section 1.9.D *Setbacks – Building and Structure Setbacks*.

Note: This information was summarized from Estes Valley Development Code Chapters 1, 4, and 13. These regulations can be accessed online at www.estesnet.com/comdev/devcode/.