

## SETBACKS DEFINED

Structures must be located outside of setbacks and easements. Minimum front setbacks, rear yards, side yards and side-line setbacks must be observed. It is the Applicant's responsibility to verify all required setbacks, easements, and deed restrictions.

**Front Yard Setbacks and other 'Called' Setbacks:** Specific to each property and prescribed in the Protective Restrictions. Consult PVHA Staff for verification. ('Called' setbacks include front setbacks, setbacks from cross streets and corners and any other setback 'called' out in the Protective Restrictions)

**Exception:** For lots where the slope of **natural grade** is greater than 1 to 6 (16.67% slope), the front yard setback can be reduced to a minimum of 5'-0" for an attached garage only (habitable floor area must still respect required front yard setback).

**Rear Yard Setbacks:**

One story	=	12 feet minimum
Two story	=	15 feet minimum
Two and a half story	=	18 feet minimum
Three story	=	20 feet minimum

**Side Yard Setbacks:** Minimum side yard requirement increases as both building height (number of stories) increases and lot width increases. The total combined setback requirement can be distributed evenly (50% on each side) OR as little as 1/3 on one side and 2/3 on the other side. The setbacks run continuously on each side from front to rear property lines. The setbacks do not have to be parallel with the side property lines, but must meet the minimum required side yard setback based on the width of the lot at the front and rear property lines. Provide calculation on site plan.

**Minimum side yard setback based on building height:**

One story	=	5 feet
Two story	=	7 feet
Two and a half story	=	8 feet
Three story	=	10 feet

**Minimum side yard setback based on lot width:**

**For lots 50 feet in width or smaller:** The minimum required side yard setback must be a combined total of 15 feet. Therefore, the minimum side yard setback for a one story structure is 5 feet on one side but must be 10 feet on the other side.

**Calculating side yard setbacks for lots wider than 50 feet:**

The minimum side yard setback is determined by the following formula calculated from left to right:

$$[(\text{Lot width} - 50) \times .2] + 15 = \text{total combined side yard setback}$$

**Example:** The lot width is 85 feet

**Calculation:**  $85 - 50 \times .2 + 15 = 22$  feet total combined side yard setback

Distribution can be between 50% (11' each side) or 1/3 – 2/3 (7.33' one side and 14.66' the other side)

**If this were a one-story residence, the minimum setback of 7.33 feet prevails.**

**SETBACKS DEFINED cont.**

**Calculating side yard setbacks for irregular shaped lots:**

Where the side property lines are not parallel, calculate the setbacks at both the front and rear property lines. The results from the front property line calculation will set the minimum setback at the front property line and the results from the rear will set the minimum side yard setback at the rear. Consult with PVHA Staff for verification.

The following table provides the total side yard setbacks at 10 foot increments in lot width:

Lot width	Total setback	Lot width	Total setback	Lot width	Total setback	Lot width	Total setback
50	15	90	23	130	31	170	39
60	17	100	25	140	33	175	40
70	19	110	27	150	35	200	40 *
80	21	120	29	160	37	225	40 *

**\*In no case shall the total minimum required side yard setback exceed 40 feet (20 feet each side).** As the table above shows, any lot wider than 175 feet will have a minimum required side yard setback of 40 feet.

**Setbacks for Accessory and Detached Structures\*:**

**Garage-attached:** Setbacks required for the house shall prevail.

**Exception:** For lots where the slope of **natural grade** is greater than 1 to 6 (16.67% slope), the front yard setback can be reduced to a minimum of 5'-0" for an attached garage only (no habitable floor area).

**Garage-detached:** 5 foot minimum setback from rear and side property lines except on street to street or corner lots. Maintain 10 feet from other structures. Not allowed in front half of property.

**Accessory structures-detached:** 5 foot minimum setback from side property line. Minimum rear yard setback required for the house shall be observed. Maintain 10 feet from other structures. Not allowed in the front half of the property.

*\*All lots have specific restrictions. Some lots are not permitted to have detached structures. Check with the Homes Association for the specifics of the property.*

**Setbacks for Miscellaneous Improvements:**

- Minimum 5 foot side and rear yard setback required for pergolas, outdoor Kitchen BBQs and appliances, fire pits, fireplaces, pools and spas.
- Improvements that must observe the required rear and side yard setbacks for the residence are pool equipment enclosures, trash areas and air conditioning condensers.