

## Setback Information

### What is a “setback”?

"Setback" means the distance from a lot line to any point of a building or structure. Minimum and maximum setbacks may be required for front, side and rear yards.

### How do I find out my Setback requirements?

Each zone has its own rules regarding setbacks. The easiest way to find your setback requirements is to ask the Planning Department, or look up setback information in the Bandon Municipal Code, under “yards” in your property’s zone:

|  |                   |
|--|-------------------|
| Residential 1 Zone <b>(R-1)</b> :                          | Chapter 17.12.070 |
| Residential 2 Zone <b>(R-2)</b> :                          | Chapter 17.16.070 |
| Controlled Development 1 Zone <b>(CD-1)</b> :              | Chapter 17.20.070 |
| Controlled Development 2 Zone <b>(CD-2)</b> :              | Chapter 17.24.070 |
| Controlled Development 3 Zone <b>(CD-3)</b> :              | Chapter 17.28.070 |
| Controlled Development Residential 1 Zone <b>(CD-R1)</b> : | Chapter 17.32.070 |
| Controlled Development Residential 2 Zone <b>(CD-R2)</b> : | Chapter 17.36.070 |
| Old Town Commercial Zone <b>(C-1)</b> :                    | Chapter 17.40.070 |
| General Commercial Zone <b>(C-2)</b> :                     | Chapter 17.44.070 |
| Marine Commercial Zone <b>(C-3)</b> :                      | Chapter 17.48.070 |
| Light Industrial Zone <b>(LI)</b> :                        | Chapter 17.52.070 |
| Heavy Industrial Zone <b>(HI)</b> :                        | Chapter 17.56.070 |
| Supplementary Provisions:                                  | Chapter 17.104    |

### What if my property is a corner lot?

Corner lots have special requirements due to their increased street frontage. In most zones, the side yard setback of a corner lot requires the street abutting side yard to maintain a 15-foot setback with an interior side yard setback no less than five feet. Check with Planning Department or in the Bandon Municipal Code for requirements specific to your property’s zone.

### What is the front of my property?

"Lot line, front" means the property line separating the lot or parcel from the road or street, other than an alley. In the case of a corner lot or parcel or a lot with double frontage, the shortest property line along a street or road which has been improved and for which addresses have already been assigned, other than an alley. In the case of a flag lot or other parcel or lot, where the majority of the lot or parcel does not front on a road, the front lot or parcel line shall be one of the shortest lines, if a rectangular lot or parcel.

### I want to build a new house in a residential zone, what are my setbacks?

|             |   |   |
|-------------|---|---|
| Front yard: | 20 feet from front property line                  |   |
| Side yard:  | 13 feet total; No less than five feet on any side |   |
| Rear yard:  | 10 feet from rear property line                   |   |
| Corner Lot: | Front and rear: No change                         | Side: 15 feet on street facing side, 5- foot min. on remaining side |

### I want to build a storage shed in my backyard, what are my setbacks?

|  |   |
|--|---|
| Less than 50 sq. Feet; not exceeding 16 feet in height (BMC 17.12.070“C”): | Side setbacks: existing side setbacks must be maintained  |
|  | Rear setback: may be built within 5-feet of property line |
| Greater than 50 sq. Feet:  | All regular zone setback requirements apply               |