



# Codes and Ordinances Governing Your City

## Building Setbacks

### What are the Requirements for the Distance between a Home and Property Line

It all depends on the zone you live in. All zones have setbacks from neighboring properties and roads. Some multi-family units do have zero lot lines between like units.

If you live in a Mountain Home Development or Senior Development, you will need to review your plat map of your specific development since setbacks in these developments are based on the approved plan and can vary. Also, for accessory structures, see the handout for Accessory Structures.

Please note, the property line at the street is not at the curb or road for front yard setbacks. The city owns the road right-of-way for areas with curb that can extend into your yard 9 to 10 feet. In areas without curb, this area can be up to 14 to 20 feet. To know what area the city owns, please refer to your plat map or call the city.

The following table shows each zone and its required setbacks:

### Building Setbacks Chart

	*Front Yard	Side Yard		Backyard	
		Interior Lot	Corner Lot	Main Dwelling	Garage / Corner Lot
R-1-12,000	30'	12'	30'	30'	12'
R-1-15,000	30'	12'	30'	30'	12'
R-1-20,000	30'	12'	30'	30'	12'
R-1-20,000 R&L Residential & Livestock	30'	12'	30'	30'	12'
Rural Residential RR-1	30'	12'	30'	30'	12'
Hillside Residential HR-1	50'	30'	30'	30'	20'
Critical Environment CE-1	50'	50'	50'	50'	10'
Public Facilities PF	Adj. Zone	50'/75'	50'/75'	Adj. Zone	NA
Commercial C-1	15'	NA	NA	NA	NA
Hillside Cluster Overlay	30'/20'	15'	30'	30'	15'
Planned Unit Development-Single Family	25'/20'	8'	25'	25'	15'
Planned Unit Development-Multi Family	20'	None	20'	25'	15'

\*Measured from property line not street.

### What Zone Do I Live In?

You can view the zoning map at the city hall or online at [www.elkridgecity.org](http://www.elkridgecity.org) and look under Quick Links and Zoning Map.

### So what are All the Rules?

You can view the complete city code at the city office or go to the city website at [www.elkridgecity.org](http://www.elkridgecity.org) and look under Quick Links and Entire City Code:

City Code 10-7 thru 10-11 Residential, Commercial, and Other Zones

Please note: This information is for general information only. In cases of dispute, city code shall be followed.

*Compiled January 2010*