



Permitting and Inspections Department

Fast Track Eligible Projects Definitions, Setbacks and Other Helpful Information

SWIMMING POOLS (1- and 2-family only)

- Pools may not be sited in the front yard.
- Pools must meet a 10-foot setback from side and rear lot lines.
- Pools must meet a 10-foot setback from the principal structure on the lot.
- Pool setbacks are measured to the edge of the water. Concrete pool aprons or patios do not need to meet setbacks.
- Decks constructed to access the pool must meet the setbacks outlined in the “Decks, Stairs, Porches and Detached Accessory Structures” table, please see the next page.
- State regulations require that a fence with securely fastened gates be constructed around the pool for safety.

FENCES (Residential or Commercial)

- A permit is required for a fence taller than 7 feet, and any fence in a historic district or on a historic-listed property.
- There is no minimum setback for fences. They must be constructed entirely on your own property.
- Within 25 feet of a street line, a fence may not exceed 4 feet in height. This maintains visibility for safely backing out of a driveway.
- Fences within 25 feet of street corners cannot be taller than 3.5 feet. This maintains visibility for drivers.



DECKS, STAIRS, PORCHES, AND DETACHED ACCESSORY STRUCTURES (1- and 2-family only)

	R-1	R-2	R-3	R-4	R-5	R-6	IR-1	IR-2	IR-3	B-1 B-1b	B-2 B-2b
1. Setbacks											
a. Front	25'	25'	25' ^a	25' ^a	20' ^a	5' ^a	30'	25' ^a	25'	---	---
b. Rear	25'	25'	25'	25'	20'	10'	30'	25'	25'	--- ^c	10' ^e
c. Rear – for detached accessory structures with ground coverage less than 144 sq ft	5'	5'	5'	5'	5'	5'	10'	10'	10'	--- ^c	---
d. Side	12'	12'	8'	10'	8'	5'	20'	20'	20'	--- ^c	--- ^f
e. Side – for detached accessory structures with ground coverage less than 144 sq ft	5'	5'	5'	5'	5'	5'	15'	15'	15'	--- ^c	---
f. Side street	20'	20'	20'	20' ^a	15'	---	20'	20'	20'	10'	---
2. Lot coverage	20%	20%	35%	30%	40%	60% ^b	20%	20%	20%	90% ^d	---
3. Maximum Height (for detached structures only)	18'	18'	18'	18'	18'	18'	18'	18'	18'	35'	45'

^a May be eligible for less strict requirements. If your project does not meet the minimum requirements listed here, please see permitting staff.

^b In the R-6 zone, a minimum of 20% of the lot must be maintained as “landscaped open space” – see definitions on next page.

^c Rear yard setbacks in the B-1/B-1b zones are 10' if abutting a residential zone; side yard setbacks are 5' if abutting a residential zone.

^d In the B-1/B-1b zones, this requirement is for impervious surface coverage – see definitions on next page.

^e Rear yard setbacks in the B-2/B-2b zones may be reduced to 5' for detached accessory structures of any size.

^f The B-2/B-2b zones do not require a side setback except for detached accessory structures must be set back 5'.

Important Notes:

- Projects in the R-P zone must use the setbacks for the abutting or nearest residential zone.
- Construction under this permit is limited to a single-story deck, stairs, porch, and detached accessory structure.



Definitions for Fast Track Eligible Projects:

Setback - The space on a lot which is required to be maintained open and unoccupied between a structure and the lot lines. In most cases, the front setback is measured from the street-side property line. Setbacks are measured from the actual property lines and not from a fence, curb, sidewalk, or street pavement edge. A property survey may be necessary to verify the location of property lines prior to construction.

Lot Coverage – The percentage of the total lot area that may be covered by the footprint of “structures.” Structures include, but are not limited to a building, deck, porch, shed, stair, and bulkhead. A driveway and other at-grade impervious areas are not considered structures. You can determine your maximum lot coverage allowance by multiplying your total lot size by the applicable percentage listed in the table on the previous page. Example: You own a 6,500 sq ft lot in the R-3 zone: $(6,500 \text{ sq ft}) \times (35\%) = 2,275 \text{ sq ft}$ maximum lot coverage allowed.

Impervious Surface Coverage – In the B-1 zone only, the coverage requirement is similar to the “Lot Coverage” definition above, but includes impervious surfaces in addition to structures. An impervious area is defined as any surface that does not absorb rain, including but not limited to a driveway, parking area, walkway, and patio. Brick, compacted gravel, concrete, asphalt and stone surfaces are considered impervious areas.

Landscaped Open Space – In the R-6 zone only, a minimum of 20% of the lot must be maintained as landscaped open space. This includes areas of the lot that are not occupied by structures or by impervious surfaces, such as a driveway, parking area, walkway, and patio.

Building Height – The vertical measurement from land grade (pre-development grade on the islands) to the following points:

- Flat roof – to the highest point of the roofbeams.
- Pitched or hip roof – to the level midway between the eaves and the highest point of the roof.
- Gambrel roof – to the level two-thirds of the distance between the eaves and the highest point of the roof.
- Mansard roof – to the highest point of the roof beams or the highest point on the deck.

Building height does not include structures such as a chimney, skylight, flagpole, or structures used to house building operating equipment, such as roof access stairs, elevator, tank or fan.