



## San Juan County Community Development & Planning

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### POLICIES / PROCEDURES / INTERPRETATIONS

## Measuring & Verifying Set Backs

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#### Policy Determination:

**ISSUES:** #1) There has been some confusion as to how set backs are measured and whether eaves, overhangs or other projections are allowed to encroach in to the minimum set backs.

Tables 6.1 and 6.2 of Chapter 18 of the UDC establish the minimum setbacks for front, rear and side yards. These tables simply state a distance and provide no other information as to projections such as eaves, overhangs, etc.

The Eastsound Subarea plan does provide that "Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend two feet into required side yards."

Section 18.20.190 defines "Setback" as meaning "the distance a structure is placed behind a specified line or topographic feature."

#2) Another issue is where a site plan shows an approved structure well beyond the minimum set back and the owner or contractor chooses to relocate the structure to a different location which may still be beyond the minimum set backs. Section R106.4 of the IRC (Amended construction documents) states: "Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*."

**ANALYSIS:** #1) This definition provides no exceptions for eaves, overhangs, or other architectural appurtenances. Eaves, roof overhangs, chimneys, bay windows, and decks are all considered part of a "structure".

**POLICY:** *Issue #1)* Absent a specific subarea, village, or hamlet plan that authorizes encroachments into the setback, set backs shall be measure from the outer most projections including eaves, roof overhangs, chimneys, bay windows, and decks, etc...

Where a subarea, village, or hamlet plan specifies an allowable encroachment into a setback; that allowance shall apply.

When reviewing plans, the setback requirement shall be clearly shown, depicted, and/or stated on the approve plans.

*Issue #2)* Even when the new location complies with the minimum required setbacks, whenever an approved structure is located in a different location than that shown on the approved plans the owner or contractor shall be required to submit a revised site plan showing the new as-built location of the structure.