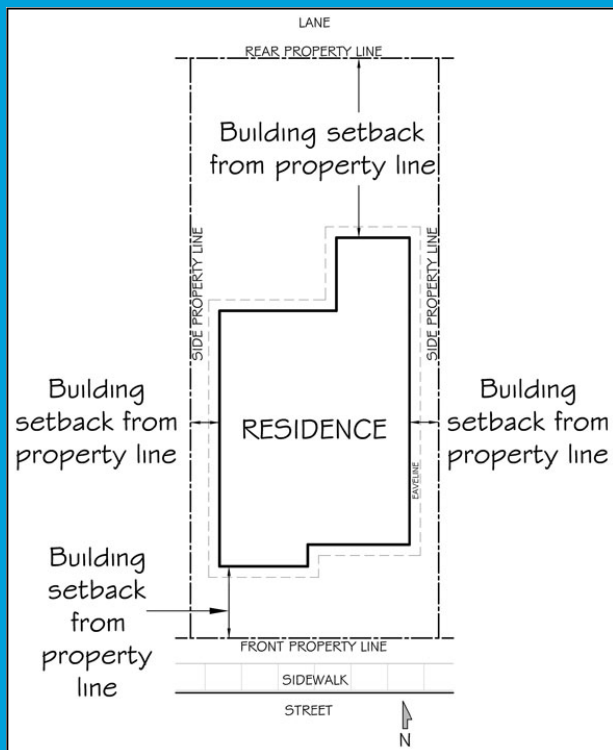


# SETBACKS FOR BUILDINGS



DEPARTMENT OF  
COMMUNITY PLANNING  
AND BUILDING

## DEFINITIONS

**Front lot line** means the property boundary line which abuts a highway and, in the case of a corner lot, it shall be the shorter of the property lines which abut highways.

**Rear lot line** means the property line or lines, other than the front property line, which connects the side property lines.

**Interior lot line** means the lot line or lines common to the parcel and another parcel or a lane, provided that such lot line is not already designated as a rear lot line.

**Exterior lot line** means the lot line or lines, other than the front lot line or rear lot line, common to the parcel and an abutting highway, but specifically excludes linear pathways or lanes.

**Highway** includes a public street, road, path, lane, walkway, trail, bridge, viaduct, thoroughfare and any other way, but specifically excludes private rights-of-way on private property.

**Building setback** means the closest distance that any exterior portion of a building or structure can be to a designated lot line (listed in the City of Parksville zoning bylaw according to the zoning of the property).

## UNDERSTANDING BUILDING SETBACKS

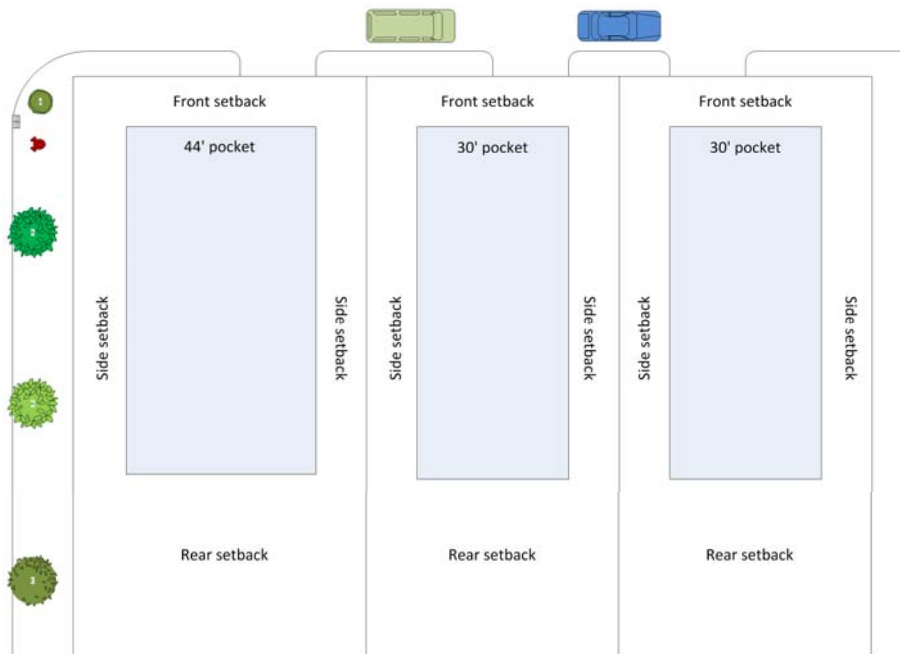
Setbacks are areas on a property that must remain free from buildings and structures. Setback distances differ depending on the zoning of a property. To determine what zoning designation your property has or to obtain an interpretation of a specific or unusual lot configuration, contact the planning department.

The placement of buildings on your property can affect your property for future construction of accessory buildings and access.

## SETBACK EXAMPLES

In the RS-1 Single Family Residential zone, principal buildings must be set back 7.5 metres from the front lot line, 7.5 metres from the exterior lot line (if applicable), 3 metres from the rear lot line, and 1.6 metres from the interior lot lines.

In the C-3 Downtown Commercial zone, principal buildings have a setback of 0 metres for most lot lines, meaning that they may be built right up to the lot line.



## EXCEPTIONS TO SETBACK REQUIREMENTS

The following may project into setback areas or may be located in setback areas:

- eaves and gutters may project not more than 0.6 metres into setback areas;
- fences and retaining walls in compliance with maximum fence heights;
- signs under 1 metre tall or signs authorized by a sign permit or development permit.

### Photo Captions

Cover photo: "Building Setback" by City of Calgary .

Inner photo: "Pocket Lot Drawing" by gimme-shelter.com.

*Information is for convenience only. Contact department staff to discuss current and applicable bylaws*



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