



City of Carmel-by-the-Sea Community Planning and Building Information Handout - Setbacks and Height Limits

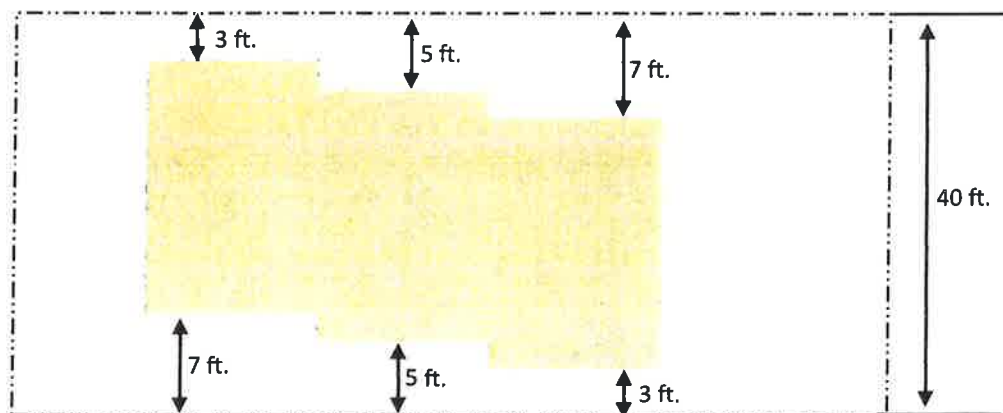
Setback Requirements

A setback is a required distance that a structure or object must be located from the property line. Setback requirements depend on the zoning, size, and shape of the lot. See the table below for setback requirements

Lot Type	Front Setback (feet)	Rear Setback* (feet)	Side Setbacks		
			Composite (both sides)	Minimum Side Setback (feet)	
				Interior Side	Street Side
Interior Site	15	3 / 15	25% of the site width	3	n/a
Corner Site	15	3 / 15	25% of the site width	3	5
Resubdivided Corner Site	10	3 / 15	25% of the site width	3	9
Double- Frontage Site	15	n/a	25% of the site width	3	5

* The rear setback is 3 feet for portions of structures less than 15 feet in height. If the structure is 15 feet or taller, a 15 foot setback is required from the rear property line.

The **Composite Setback** is the sum of the two side-yard setbacks. The sideyard setback cannot be less than 3 feet on either side or equal to less than 25% of the lot width on both sides. See the image below for a variety of setback combinations that equal 25% of a 40 foot wide lot



Height Limits

Measuring Height: The height of a building is measured as the plumb vertical distance from existing or finished grade (whichever is lower) to the highest point on the roof.

Height limitations are summarized below:

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of 1 st Story	18 feet	18 feet	18 feet
Plate Height of 1 st Story	12 feet	12 feet	12 feet
Roof Height of 2 nd Story	24 feet	18 feet	24 feet*
Plate Height of 2 nd Story	18 feet	18 feet	18 feet*

*R-1-PO (Park Overlay) District: The Planning Commission may grant a 2nd story if determined that the height will not negatively affect the nearby park or open space.

