



ESTES PARK  
COLORADO

# Estes Valley Setbacks



Revision Date: May 2012

## OVERVIEW

This handout provides basic information about how to determine setbacks.

In the Estes Valley, buildings and structures are required to be set back from property lines a certain distance. These are called zone district setbacks. Other setbacks include building envelopes, setbacks from roads and driveways, garage setbacks, and setbacks from rivers and streams.

Generally speaking, the bigger the lot, the bigger the setback requirement.

Many lots have irregular shapes and it can be difficult to figure what setbacks apply. Examples are shown on the back of this sheet to help you figure your setbacks.

Please feel free to contact Planning staff with any questions you may have.

## SURVEYOR REQUIRED

If you plan on building within five feet of a required setback, you will need to retain the services of a surveyor to document your building does not encroach into the required setback (see 'Surveyor Certificates' handout).

## ZONE DISTRICT SETBACKS

Minimum required setbacks vary by zoning district, which means your setbacks are determined by how your property is zoned.

If you know how your property is zoned, you can refer to the following chart. If you do not know how your property is zoned, please contact the Community Development Department (please have the property address, parcel identification number, or legal description ready when you call).

There are three zone district setback standards: front yard, rear yard, and side yard.

### Minimum Setbacks

Zoning District	Front	Side	Rear
R-1	Arterials* – 25 Ft Other streets – 15 Ft	10 Ft	15 Ft
R	Arterials* – 25 Ft Other streets – 15 Ft	10 Ft	15 Ft
E	Arterials* – 25 Ft Other streets – 15 Ft	10 Ft	15 Ft
E-1	25 Ft	25 Ft	25 Ft
RE	50 Ft	50 Ft	50 Ft
RE-1	50 Ft	50 Ft	50 Ft

\**Arterial streets* include Highway 34 Bypass, Highway 34 Business, Highway 36, Highway 7, Marys Lake Road, MacGregor Avenue between Highway 34 Business and Highway 34 Bypass, and any street with a right-of-way width of greater than sixty feet.

## SETBACK OR BUILDING ENVELOPE?

In some cases, something called a building envelope was created when your lot was created. If this is the case with your property, then the platted building envelope supersedes the zone district setbacks.

Platted building envelopes are more stringent than zone setbacks in that no eaves can encroach and no variance can be granted. If you want to build closer to your property line, you will need to amend the plat; this requires a surveyor prepare a map, planning commission review, and Board approval (see “Adjustment Plat” handout).

### SETBACKS FROM ROADS AND DRIVEWAYS

On some properties, a road or shared driveway runs through lot. This is not uncommon for properties in the county.

If these cases, the setback is measured from the side of the road/driveway or easement, whichever is greater.

### GARAGE SETBACKS

Where garages face a street, the minimum setback is increased to twenty feet. This is to allow a vehicle to park in front of the garage and not extend into public right-of-way.

### RIVER, STREAM AND WETLAND SETBACKS

Minimum required setbacks from rivers, streams, and wetlands may also apply to your property. These setbacks range from 30 to 50 feet and are described in more detail in EVDC Section 1.9.D *Setbacks – Building and Structure Setbacks*.

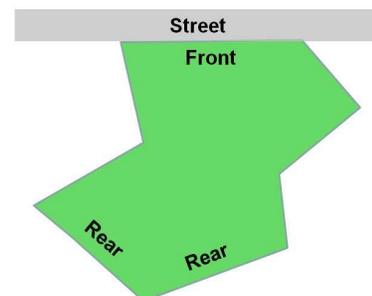
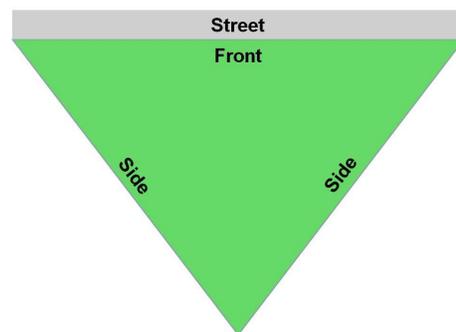
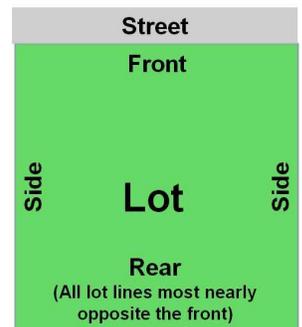
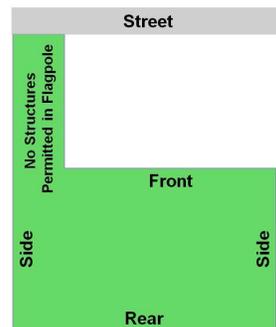
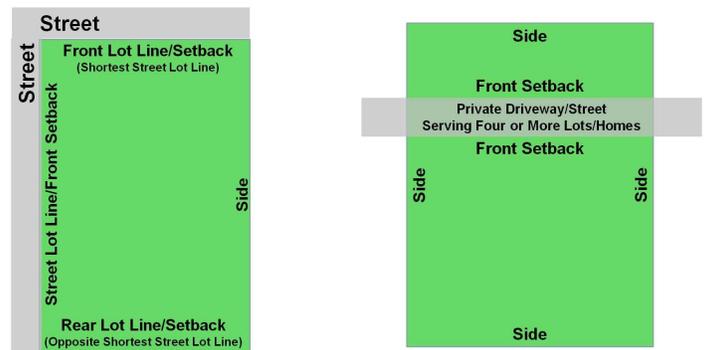
### WHAT CAN I PUT IN MY SETBACK?

Setbacks are supposed to be unobstructed, from the ground to the air. However, some features are permitted in setbacks.

Examples include: fences can be placed in a setback, eaves can extend three feet into a setback (but not into an easement), and driveways can be within three feet of a property line (but not parking areas).

Features that are permitted within lot line setbacks are described in more detail in EVDC Section 1.9.D *Setbacks – Building and Structure Setbacks*.

### ZONE DISTRICT SETBACK EXAMPLES:



Side setbacks apply to all other lot lines in above figure.