

Measuring Up for Your Build



TIPS ON LOT SETBACKS

A setback is the distance which a structure must be set back from a street, road or water on a building lot.

One of the first questions to answer before you start looking at home or building plans is: "What are my building lot size setbacks?" Here are a few tips from Drafting Manager Barry Hryciw:

1) A general rule of thumb is to **allow 5 feet on either side of your lot width line for setbacks, and up to 50 feet if near any water.** However, this measurement needs to be confirmed with your local authority. It also differs with lots that are irregular in shape, which requires much more precise planning.

2) When building in **rural areas you also need to look into codes** for wells and septic and how setbacks work with these factors.

3) Most **suburbs planned before 1920 have narrow lots and setbacks of 5 to 15 feet between houses.** Recently, in North America requirements have been lowered to allow new houses to be closer to the street.

4) In addition to setbacks, think of overall house size. Generally, a **structure cannot take up more than 35-40 percent** of the overall landmass before infringements become an issue.

5) If taking down an existing structure, **permits first need to be obtained** for rebuilding with current setbacks and building size in mind.

Have any questions on setbacks for your building lot?

Feel free to give us a call, we're happy to help. **1-800-728-4474**

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