
Building Setbacks for Residential Property

- Last Updated (Wednesday, July 01 2009)

What Are Setbacks?

Structures related to residential use (single-family dwelling, duplex, apartment building, garage, storage shed, etc.) are required to be placed a minimum distance from each of the subject property's boundary lines. These distances are referred to as setbacks.

How Do I Determine the Setbacks That Apply to My Property?

If you are considering any construction, it is important to know the specific setback requirements that apply to your property. Each of the residential zoning districts has a unique set of setback standards. You can verify your zoning district by reviewing the Land Development Code Map. The setback requirements are listed in the associated zoning district chapter of the Land Development Code. **EXCEPTIONS:** A property that is a part of a planned development (PD) or, in some cases a particular subdivision, will typically have setbacks that are unique to that development.

Once you have determined your setbacks, it is recommended that the determination be verified by the City. This can be done by calling the Development Services Division at (541) 766-6929.

[Click here](#) for a diagram that shows the standard setbacks that apply to a property in the RS-3.5 zoning district:

Exceptions for "Accessory Structures":

The Corvallis Land Development Code allows reduced setbacks for certain detached "accessory structures" (such as a garage or storage shed), if certain conditions are met. For further information, review the Accessory Development Regulations of the Land Development Code. **NOTE:** There are some specific setbacks that apply to fence construction.

How Do I Locate My Property Lines?

Before beginning any construction, you will need to locate and identify your property lines so that you can document compliance with the required setbacks. In newer subdivisions, property lines can be established by locating the property pins set by the surveyor of the subdivision. These are typically a metal or synthetic rod driven into the ground. The location of each of these is identified on the recorded subdivision plat. Pins can become covered over time by landscaping and other material and their location may not be readily apparent. For metal rods, a metal detector may aid in the search. If the pins cannot be located, it may be necessary to hire a surveyor to reestablish the property pins. Development Services (541-766-6929) can also assist in a pin search by providing mapping data information that can narrow the areas to search.