



Standard Residential Setback Requirements*

Residential Primary Structures

15' Front Yard (living portion)
20' Front Yard (garage door)**
15' Back Yard
5' Side Yard

- Front Yard setbacks are measured from the back of the sidewalk. If there are no sidewalks, the setbacks are measured from the property line.
- Cornices, canopies, cantilever roofs, eaves, bay windows, balconies or similar features may overhang into a required setback up to three (3) feet.
- Porches, stoop overhangs, carports, cornices, canopies and bay windows may project into a **Front Yard** setback a maximum of five (5) feet **IF** the main living unit is set back at least fifteen (15) feet from the back of the sidewalk.
- Covered decks and covered patios, with at least three (3) open sides, may project into the **Rear Yard** setback a maximum of five (5) feet.
- No structure may be built in, on or over an easement, including any architectural features listed above.

Accessory Structures & Pools

15' Front Yard***
5' Back Yard
5' Side Yard
10' from existing structures****

- Accessory structures cannot be located within ten (10) feet of the centerline of a window in the primary dwelling.
- No structure may be built in, on or over an easement, including any architectural features

*The above setbacks are for most residential lots within the City of Kennewick. Some subdivision setbacks may vary from the standard, and each plot plan will be reviewed accordingly.

**If the garage entry door does not face a street (side entry), the Front Yard setback for the garage may be reduced to fifteen (15) feet.

***If roll up door wider than 6 feet faces the street, then the Front Yard setback is 20 feet.

****Setbacks from residential structures: A minimum of four (4) feet – and if less than ten (10) feet, a fire-wall (1 layer of 1/2" sheetrock) is to be installed on the side of the structure adjacent to the residence.

