

Town of Steilacoom
COMMUNITY DEVELOPMENT
REQUEST FOR SETBACK REDUCTION



Applicant Name: _____
Address: _____
City, State Zip: _____
Phone: _____

If applicant is not owner:

Owner's Name: _____
Address: _____
City, State Zip: _____
Phone: _____

Property Address: _____
Tax Parcel Number: _____

Type of Setback Reduction Requested: ☐Street ☐Rear ☐Side

Street Setbacks:

The Town Administrator may reduce street setback dimensions for a new building to the average street setback existing along the same side of the street and within the same block as the new building. The average setback is a number derived by adding the street setbacks of all existing residential structures along one side of a street in one block and dividing the result by the number of existing structures. In no case shall the street setback be reduced to within the sight distance triangle, or to less than 5 feet in residential or multi-family zones. The applicant shall submit surveyed drawings demonstrating the average street setback.

Rear and Side Setbacks:

The Town Administrator may reduce side and rear setback dimensions up to fifty (50) percent contingent on the verifiable evidence of one or more of the following lot conditions: *Indicate which condition applies to this application:*

- ☐ (1) Topography
- ☐ (2) Irregular Lot Shape
- ☐ (3) Retention of Natural Vegetation
- ☐ (4) Fire Safety
- ☐ (5) View consideration for any property owner other than the one for whom the setback reduction is requested.

Statement:

Provide a statement explaining (1) the amount of setback reduction requested and (2) why the setback reduction should be granted. Reference the applicable standards set forth above. Photographs, drawings, or sketches may be submitted to illustrate the reason for the request.

Stamped Addressed Envelopes:

Provide a stamped envelope addressed to each owner of adjacent property.

Fee:

\$1200 + planner's time for any review requiring more than 6 hours.

Process:

All setback reductions follow the public notice and administrative approval process outlined in SMC 14.20.020. Notice will be posted on the site for a minimum comment period of 14 days. The Town Administrator will then issue a preliminary decision. Notice of the decision will be posted and mailed to the adjacent property owners. Anyone may appeal the decision to the Town Council. If no appeal is filed within 10 days, the Administrator's decision is final.

Note:

No portion of any principal building or accessory structure over forty-two (42) inches above the finished grade shall extend into a required setback area except as provided in SMC 18.20.020(b). Eaves may extend up to four (4) feet into required setback area, but no closer than five (5) feet to any property line.

Setback Requirements by Zoning District

Zoning District	Setback, Street	Setback, Rear	Setback, Side
R-7.2 and R-9.6 For corner lots, see below	20 Feet	20 Feet	Total of 20 feet, no one side less than 5 feet
Multifamily	20 Feet	20 Feet	20 Feet
Commercial Districts	None	5 Feet	5 feet if property adjoins "R" district - otherwise none
Public, Quasi-Public and Industrial Districts	None	5 feet if property adjoins "R" district - otherwise none	5 feet if property adjoins "R" district - otherwise none

Residential corner lots have two street setbacks of 20 feet each, one rear setback of 20 feet and one side setback of 5 feet.