



City of Reedley

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
<http://www.reedley.com>

SETBACK EXCHANGE APPLICATION (\$150 Application Fee)

Front yards on lots proposed for residential development may be less than the required setback, provided that a written request and site plan are submitted. Applicant requesting a setback exchange application may have that request processed independently of or concurrently with a site plan review application and/or building permit. Submittal of a site plan and/or building permit may cause a review of planning and building permit activity for the subject property to ensure compliance with Reedley Municipal Code Chapter 10.92 (Setback Exchange).

Guidelines:

- Encroachment into any side yard shall be prohibited.
- The setback exchange shall not be less than the required side yard for the zone district where the site is located. (Typically 5 feet for an interior lot in the R-1-6 Zone District)
- Space equal to the reduction (replacement area with minimum dimensions of 8 feet by 8 feet) shall be provided elsewhere on the lot, exclusive of any required yard setback area. No structures shall be located or constructed within the replacement area.
- A setback exchange granted shall run with the land and shall continue to be valid upon a change of ownership.

Site Address: _____ APN: _____

Zoning: _____ General Plan Designation: _____

Additional Submittal Requirements:

1. One (1) copy of a site plan drawn to scale and fully dimensioned illustrating the location of all buildings/structures on the subject property, the proposed encroachment into the required front yard setback, and the designated replacement area.
 - a. Any designated replacement area shall have minimum dimensions of eight (8) feet by eight (8) feet, and shall be situated so as to be accessible and useable by the occupant of the premises.

Applicant Information:

By signing this application, I hereby agree to the guidelines listed above.

Property Owner: _____ Signature: _____

Mailing Address: _____ ☐ Same as Site Address above

Day Phone: _____ E-mail Address: _____

For Department Use Only

Zone District: _____ Entitlement No. _____

I hereby find that the granting of this yard encroachment permit will not be materially detrimental to the public welfare or injurious to property and improvements in the area in which the property is located and will not be in contradiction of the objectives of the Reedley Zoning Ordinance.

Planning Dept. Approval: _____ Date: _____

EXAMPLE SITE PLAN:

