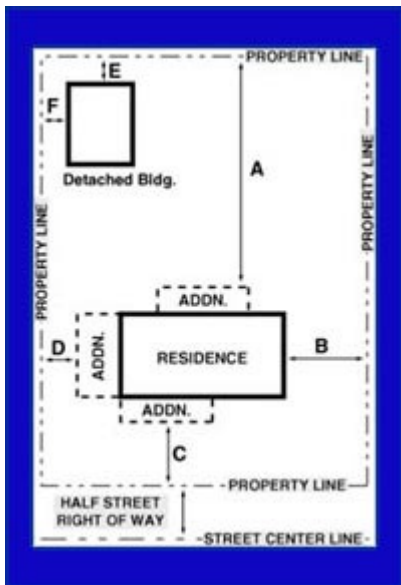


The diagram below represents a sample site plan indicating the locations of setback information. When creating your site plan you would also indicate the appropriate measurements.

- A. The setback from the rear property line to the primary residential structure (25' or 30' minimum)
- B. Represents the side yard setback (7.5' minimum for interior lots)
- C. Represents the front yard setback (varies depending on zoning district-see details in pamphlet)
- D. Represents a 2nd side yard setback (7.5' minimum for interior lots)
- E. Represents the setback for detached accessory use buildings (3' minimum)
- F. Same as "E"

**Although the sample site plan below does not show all necessary information, site plans are required to:**

- Be drawn to scale with the scale and North arrow indicated
- Show all dimensions of the lot
- Show dimensions of existing and proposed buildings
- Identify all buildings ("home", "shed", "garage")
- Indicate / identify the street names
- Show dimensioned driveway & sidewalks
- Indicate the correct address for the property
- Show locations and dimensions of all easements



## Residential Zoning Regulations



## Where To Place Structures On Your Property

City of Salina  
 Planning & Community  
 Development  
 300 W. Ash  
 Room 201  
 Salina, KS 67401

Phone: 785-309-5720  
 Fax: 785-309-5713  
 TDD: 785-309-5747

E-mail:  
[building.services@salina.org](mailto:building.services@salina.org)

Website:  
[www.salina-ks.gov](http://www.salina-ks.gov)

City of Salina

Planning & Community  
 Development

785-309-5720

**Setbacks-** The setback is the minimum distance prescribed in the zoning and building codes that a building shall be located from the property line. Setbacks are required in order to limit fire spread, insure proper room for drainage and to maintain neighborhood appearance.

### **Front Yard Setbacks**

Districts A-1 & RS: 50 feet from property line or 80 feet from center line of street, whichever is greater.

Districts R, R-1, R-2, R 2.5, & R-3: on all sides abutting streets, structures shall maintain the greater distance between:

- A. 25 feet from the property line, **or**
- B. (1) 55 feet from center line of residential street
- (2) 55 feet from center line of collector street
- (3) 75 feet from center line of arterial street

In subdivisions approved after May 16, 2003, the required front yard setback in the “R” district is 30 feet from the property line. On corner lots, the setback on the non-address side can be reduced to 20 feet or 15 feet, depending on the garage door location. (**Exception:** Where a greater setback line is recorded, it shall apply)

### **Side Yard Setbacks**

In districts A-1 & RS = 10 feet.

Districts R, R-1, R-2, R-2.5 & R-3 = 7.5 feet.

(**Exception** in districts R-2, R-2.5 & R-3: side yards shall be increased to 10 feet when the entrances of two or more units are facing the side yard. In the R-2 district single family attached dwellings may have a zero side yard at the common lot line)

### **Rear Yard Setbacks**

In districts A-1, R, R-1, R-2, R2.5 & R-3 = 25 feet.  
District RS = 30 feet.

### **Accessory Structures**

Accessory structures such as detached garages, swimming pools and storage buildings shall maintain the following setbacks:

- A. Rear Yard: 5 feet from the property line or 10 feet when an alley exists
- B. Side Yards: 3 feet, except no accessory building shall be located closer than 3 feet to a principal structure.
- C. Front Yards: Not allowed in front yard
- D. No portion of an accessory structure may be in an easement.

### **Covered Decks**

Covered Decks must maintain the same side and rear yard setback as the principal structure.

### **Open Porches**

The setback for open porches is the same as the house, except for the front yard. Open porches may project up to 8 feet into required front yard. Open porches in required front yards may not be enclosed in any manner.

**Easements-** An easement is a legal term indicating that the property owner has given to someone else (usually the City or Public Utility Co.) the right to use a portion of their property for a specific purpose, such as utility lines or drainage. Because the easement has a specific use & also has something physically present in it (e.g.: a sewer line), the City of Salina does not permit any structures, including roof overhangs, to be located in easements.

### **Utility Easement**

Utility easements may not be built upon (except fences, drives and landscaping), but they may be counted as part of a required yard.

### **Drainage Easement**

Drainage easements may not be filled in or built upon; except by written approval of the City Engineer, but they may be counted on as part of a required yard. This restriction includes fences.

### **Restrictive Covenants**

A covenant is a private restriction on the use of land usually imposed by the original owner or developer of a tract of land. The existence of covenants may be discovered in the Register of Deeds office. Ordinarily, a land owner, purchasing a lot in a restricted subdivision, will have notice of the restrictions because the restrictions will be filed with the subdivision plat and will be shown in the abstract or Title Insurance Commitment prepared by a title insurance company. Covenants are only enforceable as a civil matter in a court of law. Covenants are created to benefit and protect the original owner or developer and the buyers of lots within the subdivision. For more information contact the City of Salina, Planning Division.

### **When is a Site Plan Required?**

**For residential projects an approved site plan is required for:**

- 1. new buildings
- 2. additions to existing buildings
- 3. covered decks & porches or covering an existing deck or porch
- 4. swimming pools (in-ground & above ground)

The site plan is not required to be prepared by a licensed design professional **for residential projects**. It can be hand drawn or computer generated as long as it meets the requirements outlined in this pamphlet

The site plan is required to be submitted with a building permit application. However, if you would like a preliminary review of a conceptual site plan prior to submitting a building permit application, we would be happy to perform that review and assist you in determining if your project will meet zoning requirements.