

# SUBDIVISION ORDINANCE FRONT SETBACK

Community Development Department - Planning Division  
701 Laurel St., Menlo Park, CA 94025  
tel 650-330-6702  
planning@menlopark.org



## Subdivision Ordinance Setback Requirements and Diagram

Setback requirements are listed within the respective Zoning District chapters. However, the Subdivision Ordinance sets up an alternate front setback calculation method for certain properties located on curved frontages:

### 15.16.110 Setbacks.

*Building setbacks shall be required at least as great as the applicable zoning requirements. Setbacks for lots with access easements shall be measured from the easement line.*

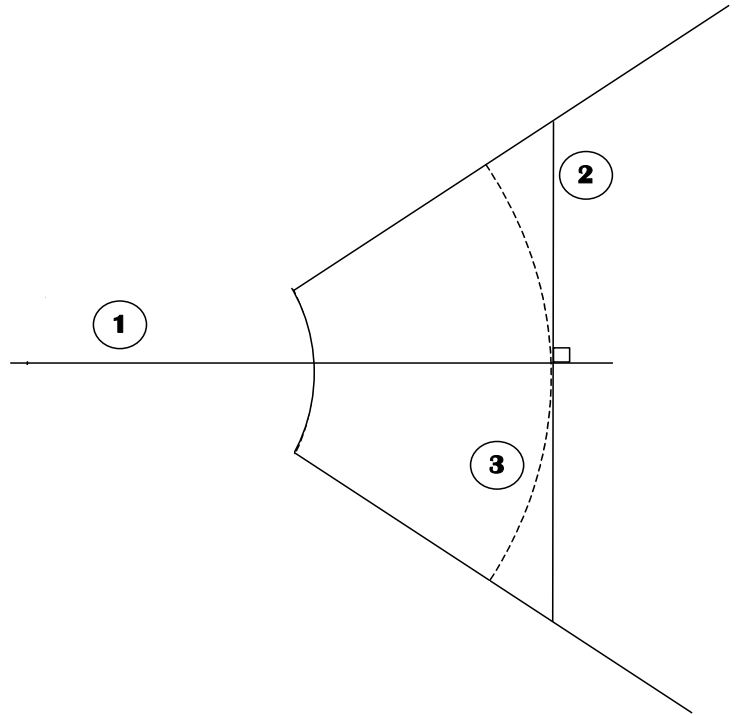
*Where lot frontage abuts the outside of any curve of a radius of one hundred feet or less, the setback line shall be:*

- (1) Of length equal to the minimum lot width as required by the zoning ordinance; and*
- (2) Perpendicular to a radial line passing through the center of front lot line.*

This setback is calculated as shown in the diagram to the right. Compare this result with the Zoning District front setback standard (usually 20'). Whichever is the greater setback is the requirement.

### Legend

1. Radial Line (through center of front property line)
2. Perpendicular Line (minimum lot width)
3. Setback Line (perpendicular to the radial line)



## Associated Requirements

The Subdivision Ordinance front setback calculation method is considered equivalent to the Zoning Ordinance setback requirements as it relates to other requirements that key off of the front setback. For properties that have a [Section 15.16.110](#) front setback that is greater than the minimum specified in its Zoning District, the following apply:

**Minimum Lot Width Measurement:** The minimum lot width measurement should be taken in the area between the standard rear setback and the [Section 15.16.110](#) front setback.

**Sliding-Scale Side Setback:** In districts like R-1-U and R-2, where the side setback is 10 percent of the minimum lot width, this is calculated off the lot width measurement as described above. In most cases, this will result in a side setback of 6.5 feet, since those districts have a 65-foot minimum lot width.

**Standard/Substandard Lots:** The determination of whether a lot is standard is based the minimum lot width measurement as described above. In most cases, the width will be standard, although some properties may narrow toward the rear and/or have substandard depth/area measurements.

**Conforming/Nonconforming Structures:** The determination of whether a building is conforming or nonconforming is based off the minimum lot width measurement as described above. If an existing structure is located within the [Section 15.16.110](#) front setback, it is a nonconforming structure.

**Variances:** If relief from the Section 15.16.110 front setback is requested, that would proceed under the Zoning Ordinance process/findings as specified in Chapter 16.82, Section VI (Variances).