



City of Lake Forest Building Setbacks RESIDENTIAL GUIDELINES

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street		Panhandle building site from any property line
	Front	Side	Rear	Side	Rear	
A1	20	5	25	5	25 or <i>D</i>	10
AR	20	5	25	5	25 or <i>D</i>	10
E1	45	20	50	20	50 or <i>D</i>	10
RHE	10*	8	25	8	25 or <i>D</i>	10
E4	30	<i>A</i>	25	<i>A</i>	25 or <i>D</i>	10
R1	20	5	25	5	25 or <i>D</i>	10
R2/R2D	20	5	25	5	25 or <i>D</i>	10
R3	20	<i>B</i>	25	<i>B</i>	25 or <i>D</i>	10
R4	20	5	25	5	25 or <i>D</i>	10
RE	40	<i>A</i>	25	<i>A</i>	25 or <i>D</i>	15
RS	10*	10	10	<i>C</i>	0	10

* - Garages must be a minimum of 20' from R.O.W. or back of sidewalk, whichever is closer (Section 7-9-137.1)

A – Ten (10) percent of average ultimate net width of building site - Maximum twenty (20) feet.

B – Five (5) feet: and one (1) foot for each additional story over two (2).

C – Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.

D – In computing the depth or a rear setback from any building where such setback opens on an alley, private street, public park or public beach, one-half of the width of such alley, street park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.



City of Lake Forest
Residential Setback Matrix

El Toro Planned Community

Multiple Dwelling uses (except condominiums) shall comply with all site development regulations pursuant to the R2 “Group Dwellings” District regulations (Sect. 7-9-77 & 7-9-126.1)

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street		Panhandle building site from any property line	Notes
	Front	Side	Rear	Side	Rear		
R2	20	5	25	5	25 or <i>D</i>	10	

D – In computing the depth or a rear setback from any building where such setback opens on an alley, private street, public park or public beach, one-half of the width of such alley, street park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.



City of Lake Forest
Residential Setback Matrix

Foothill Ranch Planned Community

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street	
	Front	Side	Rear	Side	Rear
Detached SFD (rural estate)	18*	8	25	8	25
Detached SFD (conventional)	5*	10	10	C	10
Attached SFD (conventional)	5*	10	10	0	0
Cluster Subdivision	<i>E (refer to PC text for garages)</i>				
Multiple-Family Dwellings (Apartments & Condominiums)	<i>E (refer to PC text for garages)</i>				

* - *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or eighteen (18) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than eighteen (18) feet to the point of vehicular entry.*

C - *Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.*

E - *10' from any exterior boundary line of the project. No setback from any individual building site's property line development unit or lot except as required to comply with the UBC; Multiple-Family Dwellings require 25' minimum from property lines abutting single family residential areas.*



City of Lake Forest
Residential Setback Matrix

Lake Forest Planned Community

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street	
	Front	Side	Rear	Side	Rear
Medium Density Residential (MDR)	10*	10	10	C	0
MDR (Planning Areas 12 & 19)	10*	0	0	0	0
MDR – Cluster Development	<i>F, H, J</i>				
High Density Residential (HIDR) - Single Family Residential (SFR)	10*	10	10	<i>G</i>	
HIDR – Multiple-Family Residential	<i>F, G, J</i>				
Heavy Density Residential (HEDR) – Multiple Family Residential					
HEDR – SFR	10*	10	10	C	0

* - Garages must be a minimum of 20' from R.O.W. or back of sidewalk, whichever is closer.

C - Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined

F - The minimum setback distance between any building or structure and street right-of-way or back of sidewalk shall be 10'.

G - The minimum side and rear setback is 0', except 5' setback from property line between detached adjacent structures or single-dwelling units.

H - 10' from any exterior boundary line of the project. No setback from any individual building site's property line development unit or lot; except as required to comply with the UBC.

J - When there is a difference in elevation of 3' or more between adjacent building pads on lots having a common side property line, "R1" side yard regulations shall apply to that common side yard only.



City of Lake Forest
Residential Setback Matrix

Portola Hills Planned Community

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street	
	Front	Side	Rear	Side	Rear
Detached SFD (rural estate)	20	8	25	8	25
Detached SFD (conventional)	10*	10	10	C	10
Attached SFD (conventional)	10*	10	10	0	0
Cluster Subdivision	<i>E</i>				
Multiple-Family Dwellings (Apartments & Condominiums)	<i>E</i>				

- * - *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or eighteen (18) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than eighteen (18) feet to the point of vehicular entry.*
- C – *Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.*
- E - *10' from any exterior boundary line of the project. No setback from any individual building site's property line development unit or lot except as required to comply with the UBC; Multiple-Family Dwellings require 20' minimum setback from any exterior property lines.*



City of Lake Forest
Residential Setback Matrix

Rancho De Los Alisos Planned Community

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street	
	Front	Side	Rear	Side	Rear
Low Density Residential (LDR)	10*	10	10	C	0
Medium Density Residential (MDR) – Single Family Residential (SFR)	10*	10	10	C	0
MDR – other than SFR	20	5	25	5	25 or D
High Density Residential (HIDR)	10*	10	10	0	0
Heavy Density Residential (HEDR)	10*	10	10	0	0

* - Garages must be a minimum of 20' from R.O.W. or back of sidewalk, whichever is closer (Section 7-9-137.1)

C – Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.

D – In computing the depth or a rear setback from any building where such setback opens on an alley, private street, public park or public beach, one-half of the width of such alley, street park or beach may be deemed to be a portion of the rear setback, except that under this provision, no rear setback shall be less than fifteen (15) feet.

Note: Additional building setbacks: a) The minimum setback from arterial highways for all buildings shall be 25' plus 5' for each story above 2 stories. b) The minimum setback between single family and multiple family main buildings or mobile homes shall be 25' plus 5' for each story above 2 stories of the multiple family building.



City of Lake Forest
Residential Setback Matrix

Rancho Serrano Planned Community

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street	
	Front	Side	Rear	Side	Rear
Medium Density Residential (MDR) Type "A"	20*	10	10	C	0
Medium Density Residential (MDR) Type "B"	20*	0	0	0	0
Medium Density Residential (MDR) Type "C"	20*	0	0	0	0

* - *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or twenty (20) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than five (5) feet to the point of vehicular entry.*

C – Ten (10) feet one (1) side only or ten (10) feet total of two (2) sides combined.



City of Lake Forest
Residential Setback Matrix

Serrano Highlands Planned Community

Zoning District	From Ultimate Street R.O.W.			From property line not abutting a street	
	Front	Side	Rear	Side	Rear
Medium Density Residential (MDR)	10*	10	10	0	0
High Density I Residential (HIDR1)	10*	0	0	0	0
High Density II Residential (HIDR2)	10*	0	0	0	0

* *Garage and carport placement – The point of vehicular entry to a garage or carport shall be a distance of five (5) feet or less, or twenty (20) feet or more from the back of sidewalk, or if there is no sidewalk, from the back of curb. Automatic garage door openers are required for garages set back less than five (5) feet to the point of vehicular entry.*

03/29/05