CITY OF BIG BEAR LAKE

(909) 866-5831 — P. 0. BOX 10000 — 39707 BIG BEAR BOULEVARD — BIG BEAR LAKE, CA 92315

RESIDENTIAL ENCROACHMENTS INTO SETBACK AREAS

This information is general in nature and may not apply to all circumstances or to Specific Plan areas. Please refer to the Development Code or Specific Plan, or contact the Planning Department at bblplan@citybigbearlake.com.

ALLOWABLE ENCROACHMENTS INTO SETBACK AREAS

The improvements listed below may encroach into setback areas as follows:

Improvements	Front & Street	Interior Side	Rear
Cornices, eaves, sills, chimneys, bay windows (supported at or behind BSL)	3 feet, but not closer than 30 inches to property line		
Second story decks and covered patios	Not allowed		
Uncovered decks, balconies, platforms, entryways, landings, and walkways which do not extend above the level of the ground floor of the building or do not exceed a height of 4 feet above grade	6 feet	6 feet, but not closer than 2 feet to property line	6 feet, but not closer than 2 feet to property line
Fireplaces, not wider than 8 feet	2 feet, but not closer than 3 feet to property line		
Fences, not higher than 6 feet	Up to property line, but solid fences within front or street setback may not exceed 4 feet in height	Up to property line, but solid fences within front or street setback may not exceed 4 feet in height	Up to property line

ADDITIONAL SETBACK REGULATIONS

Setbacks for accessory structures applicable to R-L and R-1 Zones

- Where the elevation of the lot at a point 20 feet from the lot line facing the street from which access is gained is seven or more feet above or below the grade of the centerline of the street, a private garage and/or carport, attached or detached, and associated entries (not including rooms), shall have a minimum setback of 5 feet from the front or street side lot line, provided that all of the following requirements are met:

  (1) Garage does not exceed 15 feet in overall height as measured from the centerline of the street;
  (2) Main entry does not exceed 15 feet above natural grade;
  (3) Garage is not closer than 25 feet to the centerline of the street; and
  (4) All required parking can be provided on the lot.

- A guest house or temporary dependent housing unit shall not be located closer than 10 feet (including eaves) from the rear property line; the front and side yard shall be the same as required for the main structure. A minimum distance of 10 feet (including eaves) is required between a primary residential unit and a detached accessory dwelling unit established on the same lot or parcel of land.

RESIDENTIAL ENCROACHMENTS INTO SETBACK AREAS

Setbacks for accessory structures applicable to all residential zones

- All satellite dishes and antennae shall meet the setback requirements of the zone.

- Swimming pools and spas at grade, including all accessory or appurtenant structures and equipment, may encroach into interior side and rear yard setbacks, but no closer than 5 feet to the lot line; in no case shall these structures be permitted within the front yard or side street yard. In cases where accessory equipment is housed in an enclosed building, the setbacks shall be the same as for storage sheds.

- Tennis courts and play courts shall be set back a minimum of 15 feet from the rear and side lot lines, and 10 feet from any other structure; they are not permitted within the front setback (see Section 17.25.140).

- Portable storage sheds, children's playhouses, and other similar non-habitable accessory structures that are less than 10 feet in height shall not be located closer (including eaves) than 10 feet to the side or rear lot line.

- Storage sheds, children's playhouses, attached or detached patio covers, gazebos, and other similar non-habitable structures that are over 10 feet in height shall not be located closer than 15 feet from the rear property line. The front and side yard setbacks shall be the same as required for the main structure.

- A fence or wall not more than 6 feet in height or a hedge maintained so as not to exceed 6 feet in height may be located on the interior side or rear lot lines, provided that such fence, wall, or hedge does not exceed a height of 48 inches within the required front yard or street side yard (except as provided below).

- Within the required front yard and street side yards of residentially zoned properties, a solid fence, wall, or hedge may not exceed 48 inches in height. Fences may exceed 48 inches in height in these areas provided that either the entire fence or the portion of the fence above 48 inches above natural grade shall be of decorative open-view materials (e.g., tubular steel, wrought-iron, split rail, or other material which does not obstruct views). Any such wall or fence shall be located within the property line of the subject parcel and outside of any access easement. Within Zone R-3, any gates for vehicles must be set back a minimum of 20 feet from the property line to allow for vehicle parking when the gate is closed.

- Where garages that serve residential uses are accessed from an alley at the rear of the lot, the garage may encroach into the required rear yard up to five (5) feet from the rear lot line.

See more at http://www.citybigbearlake.com/