



City of Laredo

Building Development Services



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BUILDING BULLETIN 2021-011

Date: February 24, 2021

To: Building Development Services Customers

From: Mr. Arturo Garcia, Building Development Services Director
Mr. Gerry Pinzon, PE, Building Official

Subject: Residential Setback Adjustment

Purpose: The reduction adjustment of the setback requirement for residential properties is for purposes of providing increased availability of the lot area within residential properties for construction by property owners. This information bulletin provides information on this adjustment to residential setback requirements under Ordinance 2021-O-025. This ordinance was approved by City Council on February 1, 2021. This ordinance is currently effective as of its publication date.

Scope: The Comprehensive Plan for the City of Laredo encourages infill development and increased residential densities. To follow the Comprehensive Plan, staff recommended and City Council approved reducing rear setbacks in all residential zones to six (6) feet from the rear property line. This will match the majority of utility easements which are typically six (6) feet wide from the rear property line. In any case where a utility easement or other restriction apply they must be respected regardless of the setback requirements.

This new setback is for both attached and detached accessory structures. In the event of a second detached dwelling, the fire separation will still be required between two structures.

As a reminder, the following has not changed: The side setbacks remain unchanged at five (5) feet or ten (10) feet for corner lots, as well as the front setbacks, which remain at twenty (20) feet and ten (10) feet depending what type of residential zone/district. Also, residential carports may be built up to the property line.

City of Laredo

Building Development Services

SECTION 24.77
DIMENSIONAL STANDARDS
Section 24.77.1

Residential Districts												Non-Residential Districts												
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	R-O	R-1B	Res. Lot of Record ***		Reference Also	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD		
2 1/4	2 1/4	2	2	2	4	4	2 1/4	2 1/4	4	2	NA	NA	NA	3	15	1	NA	13	NA	NA	NA	NA	NA	
35	35	35	35	35	50	50	35	35	50	35	NA	NA	45	30	30	NA	150	NA	NA	NA	NA	NA	NA	
20	20	20	20	20	20	20	30	30	20	20	10	24.77.2	24.77.2	10	30	10	30	30	10	20	10	10	10	10
5	5	5	5	5	5	5	10	10	5	5	5	24.77.2	24.77.2	10	10	10	10	10	10	10	10	10	10	10
24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	24.6	b'	24.77.2	24.77.2	b'	b'	20	b'	b'	b'	b'	b'	b'	b'	b'
12,000	4,500	4,500	4,500	4,500	4,800	5,520	NA	15,000	4,500	3,000	2,500	4,000	4,000	15,000	4,000	4,000	6,000	4,000	6,000	10,000e'	9,000e'	30,000e'	NA	
					c'	c'	c'	c'	c'	c'	Commercial	c'	c'	c'	c'	c'	c'	c'	c'	c'	c'	c'	c'	
e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	e'	
100	48	42	42	42	42	48	100	75	46	25	30	48	40	100	46	46	100	100	100	65	100	100	100	
										46-52-95	Minimum Lot Depth													

Key

a'	b'
c'	d'
e'	f'
g'	h'
i'	j'
k'	l'
m'	n'
o'	p'
q'	r'
s'	t'
u'	v'
w'	x'
y'	z'
aa'	bb'
cc'	dd'
ee'	ff'
gg'	hh'
ii'	jj'
kk'	ll'
mm'	nn'
oo'	pp'
qq'	rr'
ss'	tt'
uu'	vv'
ww'	xx'
yy'	zz'
aaa'	bbb'
ccc'	ddd'
eee'	fff'
ggg'	hhh'
iii'	jjj'
kkk'	lll'
mmm'	nnn'
ooo'	ppp'
qqq'	rrr'
sss'	ttt'
uuu'	vvv'
www'	xxx'
yyy'	zzz'
zzz'	aaa'
aaa'	bbb'
bbb'	ccc'
ccc'	ddd'
ddd'	eee'
eee'	fff'
fff'	ggg'
ggg'	hhh'
hhh'	iii'
iii'	jjj'
jjj'	kkk'
kkk'	lll'
lll'	mmm'
mmm'	nnn'
nnn'	ooo'
ooo'	ppp'
ppp'	qqq'
qqq'	rrr'
rrr'	sss'
sss'	ttt'
ttt'	uuu'
uuu'	vvv'
vvv'	www'
www'	xxx'
xxx'	yyy'
yyy'	zzz'
zzz'	aaa'

The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new Setbacks shall be six feet (6'0") for residential use, ten feet (10'0") at other uses, or the number of feet established in Table 503.4 of the adopted International Building Code, whichever is greater.

The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each Sublots shall be twenty feet (20'0") or the number of feet established in Table 503.4 of the adopted International Building Code, whichever is greater. There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when conformance to provisions provided in Section 212.0105 (b)(12) of the Local Government Code and Section 16.343 of the Water Code, relating to plate that do not require water and sewer services. (Residential lots do not qualify)

Staggered front and rear setbacks outlined in Section 24.55.8 of this Code.

Lot Width measured at the building setback line.

Less than 5,000 square feet.

Regardless of the setbacks, the requirements for easements, minimum parking requirements, and site traffic visibility must be followed.

Date: 11/22/93 (Amended: 3/05/01, 2001-0-036, 9/15/03, 2003-0-217, 7/06/04, 2004-0-157, 7/6/10, 2010-0-094, 9/21/15, 2015-0-136)

Laredo, Texas
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