

City of Laredo



Building Development Services

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BUILDING BULLETIN 2021-011

February 24, 2021 Date:

To: **Building Development Services Customers**

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

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

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