



DEPARTMENT OF CODES & REGULATIONS
DIVISION OF PLANNING & DESIGN SERVICES

LOUISVILLE, KENTUCKY

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Planning Director's Interpretation Number 02-08

June 27, 2008

5.4.2 Suburban Form Districts

A. General Standards

2. A single family residence (principal structure) may extend into the required rear yard as established in the applicable zoning district, provided that such structure meets the following criteria:
- The residence may occupy no more than 30% of the required rear yard; and
 - For purposes of this section, an open, unenclosed deck located at the first floor elevation of the house shall not be considered an encroachment in the required rear yard, provided that the setbacks established in Part 11 are maintained.
 - The cumulative total area of building footprint, including accessory structure(s) and residence, shall not exceed 50% of the area of the required rear yard.

D. Accessory Structures

3. Accessory Structures/Uses in a Required Rear or Side Yard –
Accessory structures and uses for residential buildings may be permitted in a required side or rear yard setback when the following standards are met:
- The minimum setback from a rear property line shall be 5 feet. The minimum setback from side property lines shall be 2 feet except that accessory structures and uses shall observe the same setback from street side property lines as required for principal structures. Parking areas shall be at least 5 feet from the required rear property line. Parking is permitted within required side yards.
 - The cumulative total area of building footprint, accessory structure(s) and residence, shall not encroach more than 50% of the area of the rear yard. No structure shall be closer than five (5) feet to the rear property line.

Question: Does the five foot setback that applies to accessory structures encroaching within the rear setback apply to principal structures as well?

Answer: Yes, the encroachment in a rear yard by an accessory structure, principal structure or combination of the two may take place if the applicable maximum encroachment percentage is not exceeded and no structure is built closer than five feet to a rear property line.

Approved By: 
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Director

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