

CITY OF UMATILLA
SCHEDULE OF SETBACK REQUIREMENTS

MINIMUM BUILDING SETBACK IN FEET (FT)¹

DISTRICT	FRONT	SIDE ²	REAR
AR-1	25	10	15
R-3	25	10	15
UR-5	25	7.5	15
R-5	25	5	15
MF-8	25	5	10
MF-12	25	7.5	*
MHRP-8	20	5	10
MHS - 8	20	5	10
PFD	25	15	15
PUD	**	**	**
RP	20	10	15
TC-12	20	10	15
C-1	20	10	25
C-2	20	10	25
CBD	SEE DIMENSIONAL REQUIREMENTS		
LM	50	25	25
AZ	25	5	10

1. Setbacks between buildings are measured from eave to eave. Setbacks from property line are measured from property line to eave of building.
2. For corner lots, the side yard setback from the secondary street is 15'.

* Not less than twenty percent (20%) of lot depth but not exceed thirty (30) feet

** Setbacks for PUD's are flexible, however; in no case shall the rear or side setback be less than 10 feet between structures.

Setbacks from all arterial roadways shall be 50' from the right of way. The City Manager or designee may waive this requirement based on submittal of justification such as, but not limited to, evidence of sufficient right of way, speed limit, and safety.
Setbacks from all collector roadways shall be 35' from the right of way. The City Manager or designee may waive this requirement based on submittal of justification such as, but not limited to, evidence of sufficient right of way, speed limit, and safety.