



# Town of Moraga Zoning & Setback Information

**Building setbacks** are measured from property lines except for homes on private streets. On private streets the front and exterior side yard setbacks are measured from a line that is 26 feet from the center of the private street. 26 feet is one half the right-of-way width specified for a minor street (MMC Section 8.68.110).

**Front property lines** are typically located 7 to 12 feet behind the face of curb or edge of paving depending on the width of the public right-of-way. (You can with the Planning Department to determine the exact distance between the face of curb and the front property line.) The Building Department may require a survey of a property line to verify the required setbacks for construction.

SINGLE FAMILY RESIDENTIAL ZONING SETBACKS					
Zone	Lot Area	Front	Side	Exterior Side	Rear
1	30,000	25	20	25	20
2	20,000	25	15	20	20
3	10,000	20	10	15	15
<a href="#">R-15[1]</a>	15,000	20	10	-----	N/A
SANDERS RANCH and MORAGA PLACE (PUD)					
Lot Area	Front	Side	Exterior Side	Rear	
10,000 to 14,999	20	<a href="#">10 [2]<sup>1</sup></a>	15	15	
15,000 to 19999	20	102	15	20	
< 20,000	25	152	20	20	



Buildings cannot encroach into **recorded easements** on the property regardless of the setbacks from the property lines. Drainage or scenic easements along creek channels can often be 80 feet or more in width. In some cases a geotechnical engineer may recommend structural setbacks greater than the Town's minimum setback requirements to provide a safe distance from the back of a creek channel or bottom of a potential hazardous hillside.

The **side yard setback** shall be increased by one additional for each foot of end wall height greater than 20 feet. End wall height is the maximum vertical measurement of a wall adjacent to a side property line. Chimneys, dormers, and other architectural elements are excluded from this limitation.

A project that encroaches into the required building setbacks cannot be approved until an application for a **variance** is considered by the Planning Commission. Specific findings listed in MMC Section 8.12.130 are necessary for a variance to be approved. The findings are difficult to make and relatively few variance are approved. Unless there are physical constraints on a project site that prevent an applicant from building within the required setbacks and the approval of the variance will not constitute a special privilege, applicants are well advised to avoid seeking a variance.

**A FENCE OR WALL IS NOT A RELIABLE MARKER FOR THE LOCATION OF A FRONT, SIDE, OR REAR PROPERTY LINE!**

[1] The front and side yard setbacks for the R-15 Zoning District remain in effect for homes that are now located in Zones 1 or 2 and which were constructed prior to the adoption of the Moraga Zoning Ordinance (Moraga Municipal Code SECTION 8-2501)

[2] Side yards in Sanders Ranch may be reduced to 5-foot minimum with Design Review Board approval in accordance with guidelines adopted by the Planning Commission.