

Allowable Encroachments in Setbacks (per Chicago Zoning Ordinance)

17-17-0309 Features Allowed to Encroach in Required Setbacks. Required setbacks in all districts must be unobstructed and unoccupied from the ground to the sky except that features are allowed to encroach into required setbacks to the extent indicated in the following table:

Obstruction/Projection into Required Setback	Front	Side	Rear
Accessory buildings used for domestic storage (e.g., sheds and tool rooms)	No	No	Yes
Air conditioning units, provided the unit is not more than 4 feet in height	No	Yes	Yes
Arbors and trellises	Yes	Yes	Yes
Awnings and canopies	Yes	Yes	Yes
Bay windows that project no more than 3 feet into the setback and are located at least 4 feet above grade at their lowest point	Yes	No	Yes
Chimneys that project no more than 18 inches into the setback	Yes	Yes	Yes
Satellite dish antennas, not exceeding 1 meter in diameter	Yes	Yes	Yes
Satellite dish antennas, over 1 meter but not exceeding 2.4 meters in diameter	No	No	Yes
Eaves and gutters projecting 18 inches or less into setback	Yes	Yes	Yes
Eaves and gutters projecting 3 feet or less into setback	Yes	No	Yes
Fences and walls (no more than 20% opaque) up to 6 feet in height	Yes	Yes	Yes
Fences and walls (more than 20% opaque or solid) up to 4.5 feet in height	Yes	Yes	Yes
Fences and walls (more than 20% opaque or solid) up to 6 feet in height	No	Yes	Yes
Flagpoles	Yes	Yes	Yes
Parking spaces, enclosed, provided that (attached or detached) garages that are accessed from alleys must be set back at least two feet from the rear property line (this two-foot setback is not required if the garage is located at least 10 feet from the centerline of the alley, as evidenced by a survey or other similar evidence provided by the applicant and deemed acceptable by the Zoning Administrator) provided further, however, that additions following the rear wall of existing garages shall be permitted regardless of the proximity of the existing garage's rear wall to the rear property line	No	No	Yes
Parking spaces, unenclosed in RS districts	No	Yes[1]	Yes
Parking spaces, unenclosed in RT and RM districts	No	No	Yes
Patios that are not over 4 feet above the average level of the adjoining ground (See Sec. 17-17-0306-C)	No	No	Yes
Porches and balconies and that are open on at least 3 sides	No	No	Yes
Recreational equipment (e.g., swing sets and basketball hoops)	No	No	Yes
Roof projecting from garage over open patio not to exceed 8 feet	No	No	Yes
Stairs (unenclosed) providing secondary access required by the Building Code	No	Yes[2]	Yes
Sills, belt courses, cornices, buttresses and other architectural features projecting no more than 3 feet into the setback	Yes	Yes	Yes
Steps no more than 6 feet above Grade that are necessary for access to a permitted building or for access to zoning lot from a street or alley	Yes	Yes	Yes
Wheelchair lifts and ramps that meet federal, state and local accessibility standards	Yes	Yes	Yes

[1] Permitted only when the parking is accessed from a public *street* where no *alley* exists.

[2] Permitted only for *townhouse developments*.