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2 **13.32.080: SETBACK REGULATIONS:**
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4 A Purpose: The spacing of buildings and structures away from property lines, rights of way,
5 physical hazards and natural features such as streams and other buildings, are essential
6 elements of land use planning and of urban design. In particular, setbacks may provide for
7 privacy, light, shadow, air movement, passive and active space, vegetation and also contribute
8 directly to physical and psychological well being. Setbacks should vary proportionally depending
9 upon the size and shape of the properties and also upon the type of the existing and proposed
10 land use. In some instances setbacks should be uniform assuming there is a specific desired
11 outcome for the setback, such as protection of views, public safety, economic development, etc.
12 In other instances, variability and flexibility of setback may produce equally important outcomes
13 such as the protection of natural features, aesthetically pleasing streetscapes, creativity in
14 architectural design, and retention of fragile housing stock or other important goals. Due to the
15 evolution of housing styles over the last few decades, the relative high value of land within the
16 community, the desire for architectural creativity, and especially the dramatic increase in average
17 house size, setbacks shall be applied within a flexible envelope.

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19 B. Implementation: Averaging of setbacks in all yard areas shall be allowed as shown below.
20 Variations across the setback line may not exceed fifteen percent (15%) of the minimums
21 required. Calculation of the average shall require at least ten (10) equally spaced measurements
22 across any one "building line", as defined in section 13.04.040 of this title, and shown in figure
23 13.32.081 of this section. The minimum setback requirements for a main building are shown on
24 table 13.32.081 of this section.

25 *(Current graphic here will remain unchanged)*

26
27 TABLE 13.32.081

| | | R-2-8 | R-2-10 | R-M |
|----------------|---|--------------------|--------------------|------------------------------------|
| Front setback: | | | | |
| | The minimum setback in feet from the front lot line for a main building on a public street. | 25 | 25 | 25 |
| | No accessory structure or parking area may be constructed in the required front yard | | | |
| Rear setback: | | | | |
| | The minimum setback in feet from the rear property line | 20 | 20 | 20 |
| | Accessory buildings located entirely within the rear yard and a minimum of 6 feet from any other structure may have a minimum setback from any property line of | 3 | 3 | 3 |
| Side setback: | | | | |
| | The minimum side setback in feet for all dwelling types shall have a total of 25 percent of the required lot width, with no 1 side setback less than 10 percent of the lot width | See note 2. | See note 2. | 15 – See note 2. |

| | | | | |
|----------------------|---|---------------------------------|---------------------------------|---------------------------------|
| | Other main buildings (not residential) shall have a minimum side setback in feet of | 30 10 | 30 10 | 30 10 |
| | The minimum side setback in feet for an accessory building not located entirely within the rear yard shall be the same as for any dwelling or main building | | | |
| | The minimum corner side setback in feet for any structure with frontage on a public street | 20 | 20 | 20 |
| Building separation: | | | | |
| | The minimum separation between any type of dwelling structures containing more than 1 dwelling unit in feet shall be | 16 13 See note 2. | 16 13 See note 2. | 16 13 See note 2. |
| | The minimum separation for nonresidential buildings in feet shall be | 10 20 | 10 20 | 10 20 |
| | The minimum separation for any accessory structure from another structure in feet shall be | 6 | 6 | 6 |

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Note:

1. Residential dwellings shall have a total of 25 percent of the required lot width, with no 1 side setback less than 10 percent of the lot width. Except in no case shall any side setback be less than 6.5 feet or 13 feet combined unless otherwise approved by conditional use in Planned Unit Development, 13.78.

2. Unless otherwise approved by conditional use in Chapter 13.78: Planned Unit Development.

C. Front Setbacks On Private Rights Of Way: The minimum front setback for a main building fronting on a private right of way is shown on chart 13.32.82 of this section.

CHART 13.32.82

| <u>Right Of Way Width</u> | <u>Front Setback</u> |
|---------------------------|--|
| <u>Less than 20 feet</u> | <u>30 feet from the centerline of the right of way</u> |
| <u>20 feet and above</u> | <u>20 feet from the right of way line</u> |

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