

# Offsets for Substandard Lots

Offset is the distance between a side or rear lot line and a structure.

## Existing Offsets

### Residential districts

20 ft. min. (unsewered); 14 ft. (sewered)

### Accessory buildings

200 sq. ft. or less = 5 ft. min.

### Relief for Substandard lots

Proportionate relief available for side offset based upon average lot width

$$\frac{50' \text{ wide lot}}{120' \text{ req'd lot width}} \times 20' \text{ req'd offset} = 8.3' \text{ req'd offset}$$

## Limitations of Current System

- Variability in determining offset
- Average width creates inconsistency
- System heavy on math

## Proposed Offset Relief

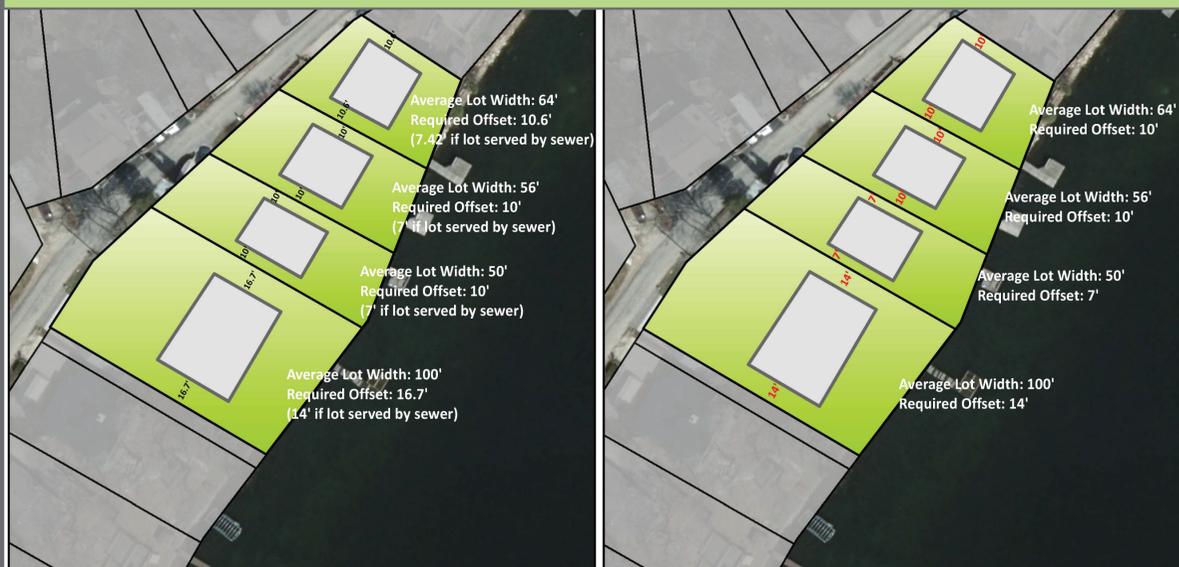
### Qualifying lots

- Sewered: lots < 84 ft. in avg. width
- Unsewered: lots < 120 ft. in avg. width

Lot Width (ft.)	Required Offset (ft.)
35 ft. or less	5 ft.
>35 ft.—50 ft.	7 ft.
>50 ft. to < 84 ft.	10 ft.
84 ft. to <120 ft.	14 ft.

Substandard lots in other districts refer to above, unless district offset is more restrictive.

## Examples of Offset Reductions for Lots Substandard to Average Lot Width Requirements

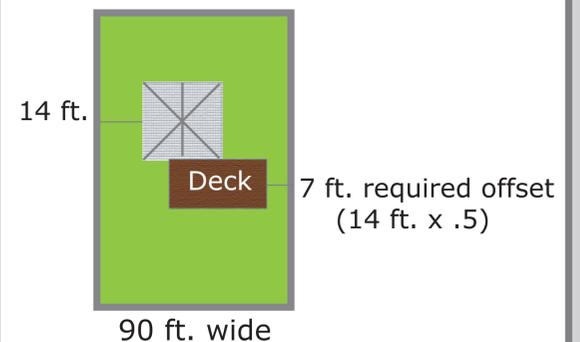


Existing

Proposed

## Decks/Patios/Walkways

- Offsets = 50% reduction
- 5 ft. absolute minimum
- Stairs & walkways = 5 ft. min.



## What if my house is non-conforming to offset requirements?

Structures non-conforming to offset may be expanded depending on the severity of non-conformance.

Within 5 ft. of the lot line	<ul style="list-style-type: none"> <li>• Repair/replace 50% of exterior structural members</li> <li>• Tracked over lifetime of structure</li> <li>• Variance required for additions</li> </ul>
Between 5-10 ft. (see example)	<ul style="list-style-type: none"> <li>• Additions can be no closer to lot line</li> <li>• Cannot exceed 50% of the footprint of existing structure</li> <li>• Special Exception required from Board of Adjustment.</li> </ul>
Greater than 10 ft. to required offset of the district	<ul style="list-style-type: none"> <li>• Addition permitted by right if :                             <ul style="list-style-type: none"> <li>Expansion is no closer than existing structure</li> <li>Is 50% or less than the existing footprint</li> </ul> </li> <li>• Expansions greater than 50% of the footprint require Special Exception.</li> </ul>

## Sample of non-conforming structure addition

- Req'd offset: 20 ft.
- 1,800 sq. ft. existing footprint
- addition limited to 900 sq. ft. footprint
- 7 ft. min. offset
- Special Exception required

