

# Road Setback

Road setback is the required distance between the base setback line and a structure.

The base setback line is determined by the ultimate road right of way width and applies to all structures.

## Existing Setbacks

- 50 ft. (unsewered)
- 35 ft. (sewered)

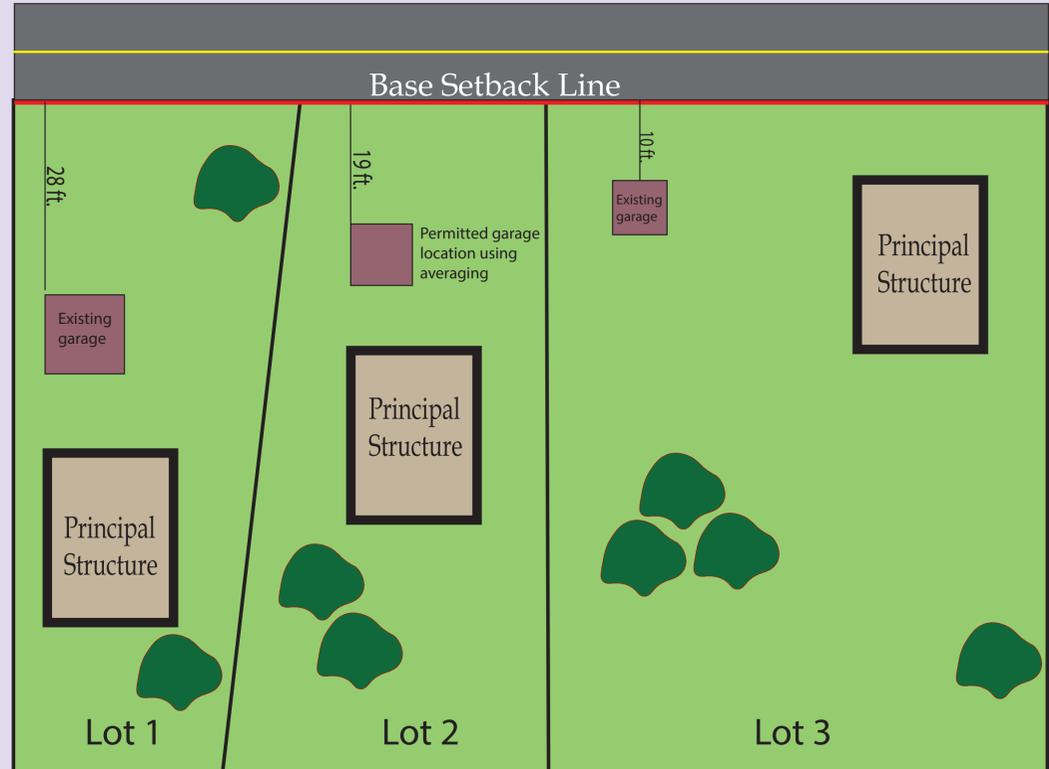
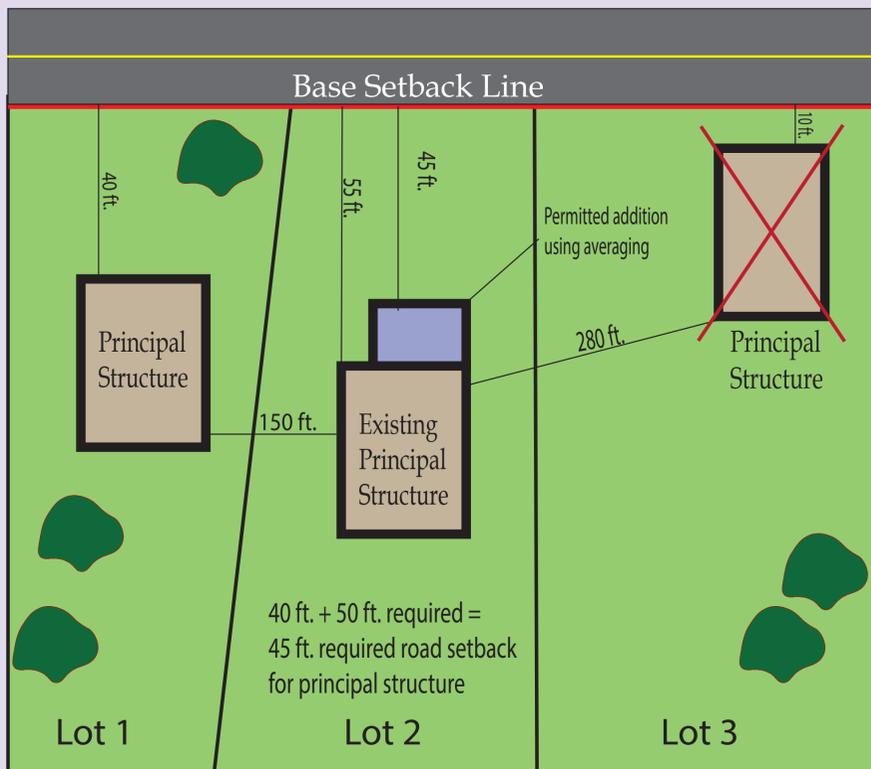
## Proposed Setback Relief

- 35 ft. for sewered lots if on a local road
- 35 ft. for lots within subdivisions platted after Oct. 1, 2016



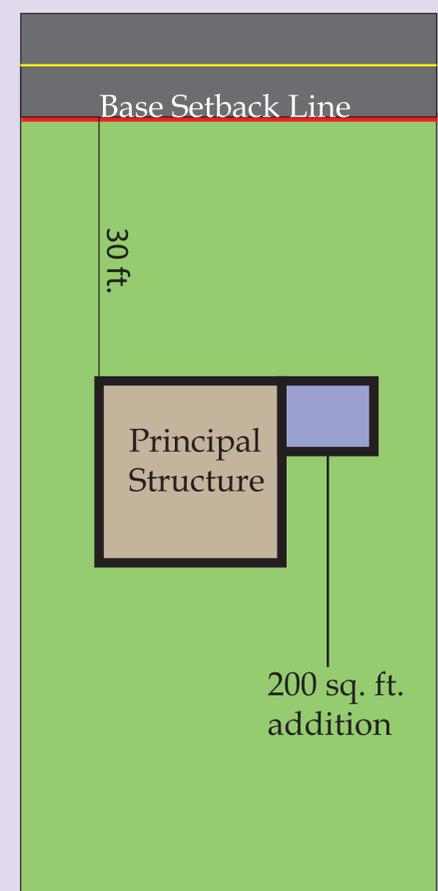
## Road Setback Averaging

- Amend to allow averaging within 250 ft. instead of 200 ft.
- Must be located on the same side of the road
- Existing building may be used



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

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| Within 20 ft. of the base setback line | <ul style="list-style-type: none"> <li>• Interior and exterior remodeling</li> <li>• Replacement of exterior structural members not to exceed 50%</li> <li>• Tracked over lifetime of structure</li> </ul>   |
| 20 ft. to < 35 ft.                     | <ul style="list-style-type: none"> <li>• In addition to the above...</li> <li>• Allow vertical expansions</li> <li>• Allow 200 sq. ft. horizontal expansions over the lifetime of a principal structure</li> <li>• Expansion cannot be closer to road</li> <li>• Replacement or relocation of equal or lesser size home may be permitted if no other location available</li> </ul> |
| 35 ft.—50 ft.                          | <ul style="list-style-type: none"> <li>• In addition to the above...</li> <li>• Allow horizontal expansions to principal structures</li> <li>• Expansions cannot be closer to road</li> </ul>  |



Structures permitted through averaging are not subject to the above provisions.