

§ 1.9 RULES OF MEASUREMENT

D. Setbacks—Building and Structure Setbacks.

1. *Building and Structure Setbacks from Lot Lines.*

- a. Measurement: Setbacks shall be measured as the distance between the nearest lot line and the furthestmost projection of a building or structure along a line at right angles to the setback line. Setbacks shall be unobstructed from the ground to the sky except as otherwise specifically allowed in this Section. See Figure 1-2.
- b. Features Allowed Within Building Setbacks:
 - (1) Cornices, canopies, eaves or other similar architectural features, provided they extend no more than three (3) feet into a required setback or yard;
 - (2) Driveways and sidewalks, provided that the edge of a driveway shall be set back at least three (3) feet from an adjacent property line unless owners of abutting properties agree in writing that the edge may be closer to or abut their common property line;
 - (3) Fences or walls subject to height and other restrictions set forth in this Code;
 - (4) Patios and decks, uncovered and at-grade, provided they do not extend more than thirty percent (30%) of the required setback distance to any required setback. See Figure 1-2;
 - (5) Steps to the principal entrance and necessary landings, together with railings, that comply with the Uniform Building Code, provided they do not extend more than six (6) feet into the required setback;
 - (6) Landscaping;
 - (7) Trees, vegetation or other features of natural growth; and
 - (8) Utility lines, wires and associated structures within a utility easement.
 - (9) Signs that comply with applicable sign regulations. (Ord. 8-05 #1)
 - (10) Postal boxes. (Ord. 8-05 #1)
 - (11) Parking lots that comply with landscaping standards set forth in §7.5.G, "Parking Lot Landscaping." (Ord. 8-05 #1)
- c. Front Setbacks on Corner Lots and Double-Frontage Lots: For corner lots and double-frontage lots, all sides of the lot with street frontage shall be required to establish the applicable front yard setback. See Figure 1-2. (Ord. 8-05 #1)
- d. Intersection and driveway sight visibility: Intersection and driveway sight visibility shall comply with the requirements of Appendix D, Section IV.C (Intersection and Driveway Visibility). (Ord. 18-01 #1)

2. *Development Setbacks from River and Stream Corridors and Wetlands.*

- a. Stream and River Corridors. Development setbacks shall be measured as the distance between the delineated stream or river corridor, as set forth in §7.6.D.2, and the furthestmost projection of a building or structure along a line at right angles to the setback line. Setbacks shall be unobstructed from the ground to the sky except as otherwise specifically allowed in §7.6.D of this Code. See Figure 1-2.

- b. Wetlands. Development setbacks shall be measured as the distance between the delineated wetland edge, as set forth in §7.6.D.3, and the furthestmost projection of a building or structure along a line at right angles to the setback line. Setbacks shall be unobstructed from the ground to the sky except as otherwise specifically allowed in §7.6.D of this Code. See Figure 1-2.

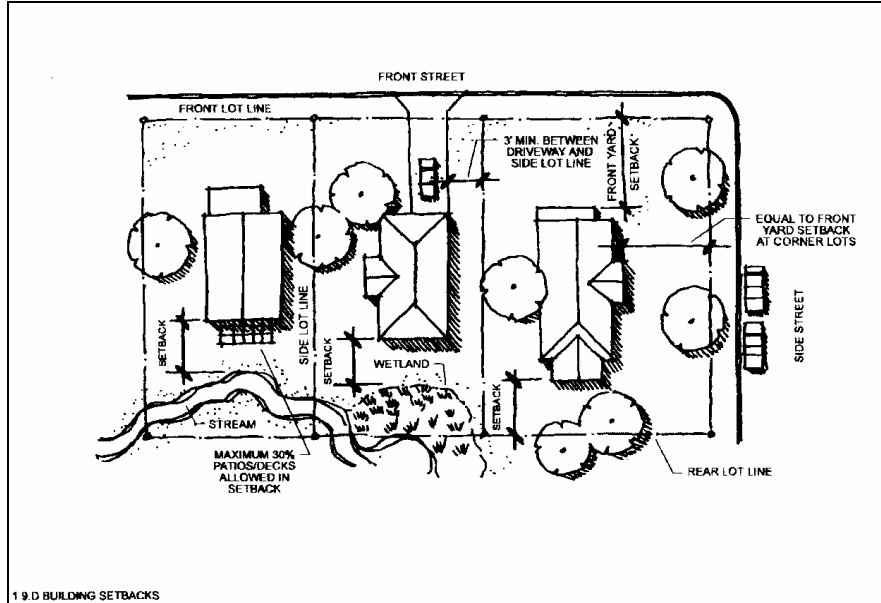


Figure 1-2