

SETBACKS

Setbacks are designed to protect and preserve the landscape features and privacy of homeowners

Setbacks are measured from the property line to the face of the foundation (patio / structure; excludes chimneys)

a) No structures are permitted within a setback including, but not limited to, sidewalks, patios, supporting posts for a deck cover, retaining wall, seating wall, or fireplace/pit

b) Setbacks:

- i. Side (interior lot): Five feet (5'), or width of the utility easement, whichever is greater; ten feet (10') minimum between roof structures

- ii. Side (corner lot): Eighteen feet (18') or twenty feet (20') for garage drive (i.e., side where the garage door directly faces and is accessed by a public street)
 - iii. Rear: Fifteen feet (15')
 - iv. Rear (to perimeter or collector streets): Thirty feet (30')
 - v. Front: Eighteen feet (18')
- c) Encroachments for setbacks may be considered only for open, unenclosed, uncovered patios at ground level and will only be granted as a variance. The maximum allowable encroachment is six feet (6') into a rear setback only (i.e., no encroachment on side or front setbacks)