

Q8: On April 5, 2023 Rollingwood City Council set limits on projections into setbacks, as follows:

Roof overhangs may encroach into front and rear yard setbacks up to 5 feet, and into side yard setbacks up to 33 percent of their maximum width. Projections that include chimneys and bay windows may encroach only 2 feet into setbacks on all sides.

Prior to this amendment, the code excepted these types of building extensions from setback limits, thus allowing unlimited encroachment of projections into setbacks.

Please indicate your general feelings on the new setback projection limits described below, and clarify if you have concerns specific to roof or bay window projections:

CRCRC Conclusions: The responses highlight the complexity of balancing setback regulations, aesthetic concerns, and practical considerations, with varying perspectives on specific elements like roof overhangs and bay windows. Our sense is that most view it as a step in the right direction, 60% say it's "about right", but there may need to be additional language to ensure that projections are limited in their length and height.

Following summaries provided by ChatGPT:

[About Right \(60.7%\)](#)

Residents exhibit diverse opinions on the new setback projection limits in Rollingwood, with sentiments ranging from support for the changes to requests for further clarification. Some view the adjustments as necessary and reasonable, emphasizing the importance of preventing the crowding of neighboring homes. Concerns about potential abuse and the need for strict enforcement of building codes are expressed, with a call for simpler regulations to prevent gaming of setbacks. There's a recognition of the significance of overhangs for energy efficiency, but varying opinions on their inclusion in setback limits. The desire for limitations on the width and length of chimney or bay window projections is raised, suggesting a need for more specific guidelines. Overall, residents highlight the importance of maintaining setback limitations and simplicity in code regulations.

- Mixed feelings, some find it reasonable, others question the definition of "too much."
- Recognition of landscape variations and the need for reasonable exemptions.
- Emphasis on preventing setbacks from being abused and the importance of strict enforcement.

- Acknowledgment of the role of drainage concerns and the existing drainage manual.
- Requests for clarity on the meaning of "too much" in setback projection limits.
- Support for the recent changes as a much-needed adjustment.
- Diverse opinions on including roof overhangs in setback limits.
- Calls for simplicity in code regulations and avoidance of setbacks being abused.
- Suggestions to limit the width and length of chimney or bay window projections.
- Emphasis on the importance of energy-efficient overhangs and their encouragement in building codes.

Too Much (20.7%):

Residents hold diverse views on the new setback projection limits in Rollingwood, with some advocating for stricter regulations and others expressing concerns about the impact on home size and building processes. Here's a summary:

- Projections should not exceed setback limits, but opinions vary on whether they are appropriate for side or street setbacks.
- Some residents oppose the changes, seeing them as unnecessary and resulting in smaller houses and a more burdensome building process.
- There's acknowledgment of setbacks impacting neighbors, with concerns about increasing setbacks affecting the overall size of homes.
- Suggestions for exceptions to setbacks based on reasonable Floor Area Ratio (FAR) considering lot irregularities.
- Calls to revert to the pre-April 5, 2023 framework, emphasizing building entirely within allowable setbacks with no overhanging projections.
- Opposition to further regulation and a preference for rolling back the recent change.
- Concerns about code dictating overhang allowances, deemed intrusive by some.
- Proposals to limit roof overhangs to 3 feet, restricting habitability or deck conversion, and placing limits on bay windows and cantilevers to avoid excessive projection.
- Calls for uniform overhang limits of 2 feet on side yards to prevent houses from being too close together.
- Advocacy for a simple and generous building code, avoiding unnecessary constraints.
- Some express dissatisfaction with new houses being too close to property lines.
- General consensus against any building structure inside setback limits, citing concerns about gaming the system and fire hazards.
- Mixed opinions on the reasonableness of the setbacks, with some feeling that the existing generous setbacks are sufficient.

Overall, residents exhibit a range of perspectives, emphasizing the need for a balance between setback regulations, privacy concerns, and building design flexibility.

Too Little (12%):

Residents express clear and varied opinions on the new setback projection limits in Rollingwood, leaning towards restricting encroachments to ensure aesthetic and safety standards. There is a strong sentiment against allowing projections like bay windows in setback areas, emphasizing setbacks for privacy and space between homes. The recent fire incident is cited as evidence for maintaining strict limits on setback encroachments. Some advocate for setbacks up to 10 feet instead of 5 feet, while others propose limiting the height in setback areas to around 12 feet. Concerns about the size of new homes and the need for privacy are prevalent, with calls to avoid anything, especially livable space or two-story structures, in setbacks. Overall, the desire to prevent overcrowding, maintain privacy, and limit the intrusion of large structures in setbacks is evident.

- Projections, especially bay windows, should not exceed setback limits.
- Setbacks and easements are crucial for aesthetics and safety and should be strictly enforced.
- Strong opposition to allowing any projections/encroachments in setbacks, with exceptions only for proven hardships.
- Ambiguity in answers regarding setbacks and a preference for clarity in code language.
- New homes are perceived as too large for the available lots.
- Resistance against allowing overhangs and projections in setback areas.
- Preference for setbacks up to 10 feet, and suggestions to limit height in setback areas.
- Emphasis on protecting privacy and preventing intrusion into setback areas.
- Opposition to anything in easements, side, or back setbacks.
- Concerns about the size of new homes, advocating for less density and more space between properties.

Blank (5.8%)

Residents expressing disagreement with any encroachment argue for a return to the original code, emphasizing the importance of adhering strictly to setback regulations. There is a belief that exceptions should not be accepted and that the focus should be on the overall footprint rather than overhangs and projections. Some residents find the language regarding side yard setbacks confusing and call for a reversal of the recent amendment, suggesting that changes should only occur after obtaining community feedback. The sentiment is strong that collaboration with citizens is essential in making such regulatory decisions.