



Setback Restructure Discussion

Reorganized setback requirements by adding tables in each zone. Setbacks are NOT changing they are just communicated more effectively.

Residential Example (R10)

R-10 Setback Requirements				
	Front	Street Side	Side	Rear
Building	30' ¹	25'	10'	25'
Nonresidential Use Parking	20'	20'	5'	5'
Accessory Structure	Not permitted	25' ²	10' ³	10' ³
Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.				

Notes

1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line.
2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one or more fire-resistant walls.

Commercial Example (CLM)

CLM (Commercial) Setback Requirements				
	Front	Street Side	Side ³	Rear ³
Building	10'	15'	10' or may share common wall if requirements in SCC 10.20.240.D.2 are met.	10'
Accessory Structure	10'	15'	10' ¹	10' ²
Parking	15'	10'	10'	10'

Notes

1. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
2. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
3. The minimum setback for all structures and parking areas from any residential zone or use shall be an additional five feet (5').

2. Side Setback Exceptions:

a. Interior Lots: Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side property line, with a neighboring commercial building if:

- (1) The adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases;
- (2) A plan showing the overall commercial development, including all phases, is submitted to the community development department as a part of the applicant's commercial development application;
- (3) All specifications and regulations of the International Building Code (IBC) and the International Fire code (IFC), or subsequently adopted codes, are accounted for and satisfied;
- (4) Adequate parking facilities, as outlined in this title, are satisfied in full; and
- (5) All other applicable provisions of this code are satisfied. Existing commercial buildings located within a commercial zone which have been built with a setback may be remodeled or expanded to incorporate a conjoined situation only if the provisions herein are met in full. No building seeking a conjoined approval may overlap a property line to form a conjoined building with an established building containing a setback.

3. Commercial Strips: Two (2) or more commercial buildings may be continually conjoined, as determined herein, provided that no such strip is continued for more than three hundred feet (300') of continual linear building frontage without an easement and/or accessway of at least fifteen feet (15') in width being established to provide emergency access to the rear of the property(ies). Any gap in building frontage of less than ten feet (10') shall be considered continued building frontage. All such commercial strips shall meet the provisions of conjoined buildings as provided in paragraph G,2,1.

Added Parking Setbacks to MBD Setback Table

MBD			
	CBD	MSC	MSR
Front and Street Side:			
Minimum Building ¹	10'	10'	10'
Maximum Building ¹	Main Street - 10'	10'	15'
	Center Street - 10'	N/A	N/A
	Other Streets - 10'	10'	15'
Parking	10'	10'	10'
Side:			
Minimum Building ²	0' or 8' if not built to the property line if mixed use or nonresidential structure with building code rated firewall		10' to nonresidential or mixed-use structures
	8' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
Maximum Building ²	0' or 8' if not built to the property line	N/A	N/A
Parking ²	5'	5'	5'
Rear:			
Minimum Building ²	0' if building code rated firewall		20'
	20' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
Parking ²	5'	5'	5'

To create consistency if a nonresidential zone abuts a residential zone an additional 5' of landscaping will be required.

Zone/Use	Front To Building/To Parking	Street Side To Building/To Parking	Side	Rear	Side Or Rear Abutting A Residential Zone ¹	Minimum Percentage Of Landscape Area
MBD along Main Street (200 W to 100 E)	10'/10' ²	10'/10' ²	5' ³	5'	5'	See MBD development standards
C-1	Landscape yards within these zones shall be established in relationship to required setbacks for buildings and parking areas					10%
RC	30'/15'	20'/10'	10'	10'	20'	10%
PC	30'/15' ²	20'/10' ²	10'	10'	20'	10%
I-1	35'/20'	25'/20'	10' ⁴	10' ⁴	15'	8%
PO	30'/15'	20'/10'	10'	20'	20'	10%
Multiple-unit residential dwellings ⁵	30'/20'	30'/20'	20'	30'	30'	See multi-family development standards
Core area (multi-family/nonresidential) other than MBD	20'/20'	15'/20'	10'	20'	20'	10%
Nonresidential uses that may be appropriate in a residential zone	30'/20'	30'/20'	5'	5'	10'	15%

Current landscaping table will be replaced with a note to direct builders individual zones for landscape and building setbacks. Any area that is not being used for building or parking must be landscaped.

Replaced landscape table with minimum landscape percentage requirements.

Minimum Landscaping Requirements	
MBD (Commercial/Mixed Use)	20%
MBD (Multifamily)	30%
C-1	10%
RC (Commercial)	10%
RC (Multifamily)	30%
PC	10%
I-1 & CLM	8%
PO	10%
NONRESIDENTIAL IN RESIDENTIAL	15%

Created a minimum landscape percentage requirement of 30% for Multifamily. 30% will be the requirement for Multifamily in all zones where before there was some variation or no mention of a percentage requirement.

In summary...

- Created setback tables for each zone
- Updated residential setback figures
- Standardized a few code requirements such as all nonresidential that abut a residential zone must require an additional 5' of landscaping and multifamily requires 30% to be landscaped.
- Replaced landscaping setback table with minimum percentage to be landscaped table and a note directing to each specific zone for all setback requirements.