

#### 4.28 FRONT YARD AND STREET SIDE YARD BUILDING SETBACKS WHEN ADJACENT TO A STREET

- A. Intent: Define where front and street sideyard setbacks shall be measured in anticipation of future required right-of-way dedications. ~~allow for the acquisition of future right of way dedications and leave a reasonable building setback remaining for the existing structure.~~
- B. Setback requirement: all of the setbacks shall be measured from the subject parcel's front or street side yard property line. If additional right-of-way is required along the parcel's front and street side property line, then the setback shall be measured from the anticipated property line after dedication of required right-of-way. ~~presumed dedication of twenty five (25) feet from the section, mid-section, or presumed street center line, which ever applies; whether or not the dedication has actually occurred at this time.~~

~~Under special circumstances a reduction in the setback requirement may be granted by the Zoning Administrator.~~

##### C. Arterial Roadways

1. **Arterial Roadway Building setbacks** shall be 20-feet from the property line. If additional right-of-way is needed to obtain the total 80-foot right-of-way width required for arterial roadways, then the setback shall be 20-feet from the anticipated property line after all necessary right-of-way dedications are made. ~~a minimum of fifty (50) feet from all one (1) mile streets/arterial.~~
2. **State Route 89 Building setbacks** shall be 50-feet, measured from the property line. If additional right-of-way is needed along State Route 89 then the setback shall be 50-feet from the anticipated property line after all necessary right-of-way dedications are made. ~~In addition, building setbacks shall be fifty (50) feet from State Route 89 rights of way.~~
3. **Streets Classified as Arterial ONE (1) MILE STREETS/ARTERIAL:**
  - a. Road 6 North
  - b. Road 5 North
  - c. Road 4 North
  - d. Road 3 North
  - e. Road 2 North
  - f. Center Street
  - g. Road 2 South
  - h. Outer Loop Road/ Road 4 South
  - i. Road 5 South
  - j. Road 1 East
  - k. Road 1 West
  - l. The East Side of Reed Road; and
  - m. Perkinsville Road

## D. Collector Roadways

1. **Building setbacks** shall be 20-feet from the property line. If additional right-of-way is needed to obtain the total 80-foot right-of-way width required for arterial roadways, then the setback shall be 20-feet from the anticipated property line after all necessary right-of-way dedications are made. ~~a minimum of forty (40) feet from all one half (1/2) mile streets/ collector.~~
2. **Streets Classified as Collectors** ~~ONE HALF (1/2) MILE STREETS/ COLLECTOR:~~
  - a. Road 4 1/2 North
  - b. Road 3 1/2 North
  - c. Road 1 North
  - d. Road 1 South
  - e. Road 3 South

## E. Local Roadways

4. Building setbacks shall 20-feet from the property line. If additional right-of-way is needed to obtain the total 50-foot right-of-way width required for arterial roadways, then the setback shall be 20-feet from the anticipated property line after all necessary right-of-way dedications are made. ~~be a minimum of twenty (20) feet from all other streets/local streets.~~

## F. Street Side Yard Setback Alleviation and Exemptions

Some properties front or have street side yards on roadways that have been developed to previous code standards requiring a total 100-foot or 50-foot half-street right-of-way dedication and improvements. Properties that have a property line on roads that have completed the required 50-foot half-street improvements shall have a 10-foot reduced setback. Distance from the front of a garage to the street shall still be required to maintain a 20-foot setback from existing roadway.