

ILLUSTRATION OF SECTIONS 10-2.1520 and 10-5.1520 RELATING TO SETBACK AVERAGING FOR RESIDENTIAL DEVELOPMENTS

COMPUTING THE AVERAGE (the following cases are for illustration purposes only)

CASE 1: Garage in front; no driveway along side setback (see drawing 'A' and example below)

lot width	side yard #1	side yard #2		averageable width
50'	- 5'	- 5'	=	40'
averageable width	required average setback	required setback area		
40'	X	25'	=	1,000 sq. ft.

For both the front and rear setbacks:

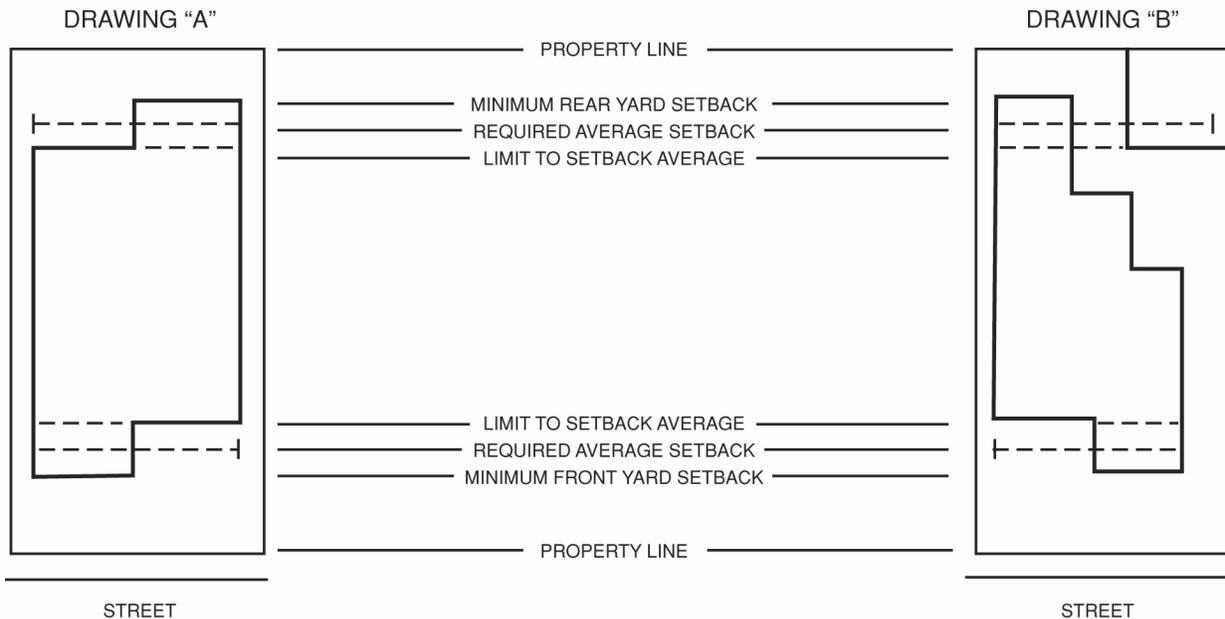
- A) Subtract the required side setback dimensions from the total width.
- B) Multiply the lot width minus the side setbacks by the required average setback. This figure is the number of square feet required for the averaged front or rear setback.

CASE 2: Garage in rear; driveway extending along side setback (see drawing 'B' and example below)

lot width	side yard #1	driveway width		averageable width
50'	- 5'	- 11'	=	34'
averageable width	required average setback	required setback area		
34'	X	25'	=	850 sq. ft.

Front setback (for rear setback follow procedure in Case 1):

- A) Subtract the one required side setback and the minimum driveway width from the total width. The example assumes the minimum driveway width is 11' (see Article 5 to obtain actual driveway width requirements).
- B) Multiply the lot width minus the side setback and minus the minimum driveway width by the required average front setback. This figure is the number of square feet required for the averaged front setback.



1. The depth of a setback is measured from property line to the building line (wall).
2. Where the building line of the second story extends over (cantilevers) the first story, the second story defines the setback.
3. Building setbacks in excess of 6' 0" past the required average setback will be credited at 6' 0" past the average setback.
4. Where a structural support, such as a post for an entry or a deck is present, this support will define the building line.
5. No building line shall extend closer than the minimum setback.
6. Refer to Section 10-2.1522 relating to permitted architectural projections into required setbacks.

