
10-2.1520 and 10-5.1520 Setback averaging in all zones.

(a) **Purpose.** The intent of setback averaging is as follows:

- (1) To avoid a monotonous and undifferentiated development pattern along streets by encouraging building designs with varied elevations and volumes;
- (2) To provide greater design flexibility in the treatment of interior and exterior space;
- (3) To achieve functionally improved floor plans; and
- (4) To provide for a setback area equivalent to that which would be achieved without the use of averaging, and to ensure that no setback dimension is reduced to a point where it adversely affects the health, safety, and welfare of the neighborhood.

(b) **Method of calculating average setbacks.** Where averaging of setbacks is permitted in a zone, the following rules shall apply in determining the average setback required (see illustration below):

- (1) In residential zones, the averageable width shall equal the lot width excluding required side setbacks and the minimum width of a driveway extending along the side of the building.
- (2) In commercial and other nonresidential zones, the averageable width shall be the same as the building width.
- (3) The average area of the setback shall equal the square footage resulting from multiplying the required average setback of the zone by the averageable width.
- (4) No portion of a setback area exceeding the required average setback dimension by more than six (6) feet shall contribute to the total required area of the average setback.
- (5) No building line shall extend closer than the minimum setback specified for the zone in which it is located.
- (6) Setback areas shall be clear from ground to sky, except for allowable building projections pursuant to Section 10-2.1522.

