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Whats a setback

Sally had been recovering well from her operation, but yesterday she experienced/suffered a setback. There has been a slight/temporary setback in our plans. Thesaurus: synonyms, antonyms, and examples problemWhat's the problem here?difficultyThe company is having some financial difficulties at the moment.troubleWe've had a lot of trouble with the new computer system.hitchThe ceremony went without a hitch.gltchWe've had a few technical glitches, but I'm confident we'll be ready on time.hurdleGetting a work permit is only the first hurdle. » By SF Gate Contributor Updated March 10, 2021 If you're building a home, shop or some other structure, it's unlikely you'll be able to locate it directly onto the street. Each city has specific rules about how far a property must be located from the street or adjacent properties to the side and rear. These distances are known as setbacks, says Legal Match. Local governments use setbacks to create "no-building" zones on your property and keep traffic or certain harmful uses at bay. Your local government usually determines the size of setbacks based on the zoning district or classification for your land; your lot's zoning district also determines what you're permitted to do on the property. If you live in San Francisco, for example, to determine your rear setback, you take the average of the front setbacks for the two lots that are adjacent to yours. The setbacks might increase if you have structures, say a tower, that exceed a given height. An accessory building, such as a tool shed, or propane tanks often have different setbacks. For example, in Santa Clara County, accessory structures generally must be in the back half of a lot or at least 75 feet away from the front of a road. For rectangular, often called "regular" lots, your side and rear setbacks are measured from the property boundaries. Generally, you start at the street or road to determine your front setback. Measure with an imaginary line that forms a 90 degree angle with the starting point; in other words, don't measure using a diagonal line. If you have an odd-shaped lot, special rules apply especially to side or rear setbacks. For example, for irregular lots in Riverside County, you draw an imaginary line in the back of where your building will go; the line must be at least 10 feet long and parallel to and at the farthest point from the front setback line. Not all building is prohibited in the required open spaces. Your city or county likely will allow, for instance, fire escapes, porches, balconies, awnings, bay windows and chimneys to breach the setback lines. However, many of these obstructions have limits on distance from property lines and height. If the setbacks impose hardships on you that nearby owners don't face, you may get a variance to give you permission to encroach the setback. To get a variance, your property must have a condition, such as a stream, or be shaped in a way that limits where you can build on the property. The condition must generally be unique to your land; if most properties in your neighborhood or area share the same predicament, you likely will not qualify for a variance. Also, you won't get relief solely because you want to reduce building costs. You must present evidence to support your request at a hearing before your local government zoning board. The term "setback" refers to the distance (measured in feet) a house or structure must be from the front, side and rear property lines. Setbacks allow for access to underground utilities and distance between properties. Setbacks apply to new buildings, as well as additions or remodels that change the footprint of the building. Setback requirements with public sewer and water are: 35 feet from the FRONT property line 15 feet from the SIDE property lines 25 feet from the REAR property lines Properties that do not have public sewer or water, setbacks need to be adequate for the proper installation and function of the systems and be at least the depth of the setbacks mentioned above. Rhetorical analysis detailed described in the essay here: where detailed described how Greenfield Township Board is designed. Properties in the floodplain areas need to be 50 feet from the top-of-bank of any watercourse unless a special permit is obtained from DEP. All manufactured homes and any additions are required to be 50 feet from the top-of-bank of any watercourse. Occasionally, a property owner may need to request the Greenfield Township Board of Supervisors to grant a "variance" from the setback requirements. The Supervisors may grant the variance for properties not in the flood zone or floodplain. If you have a creek-side property, and you are contemplating work, you will need a creek setback determination. (For a printable copy of the complete Creek Setback Determination Guide, excerpted below, click here.) Article 5 of the Lafayette Municipal Code Ordinance No. 512 prohibits construction of structures within the creek setback area. Following is a brief explanation of what the setback area is, how to determine the setback line on your property, and the process for requesting an exception. There are other related regulations dealing with flood zones that you should also investigate at the same time by contacting the Planning Services Division at (925) 284-1976. What is the setback area and how is it determined for my property? Section 6-1841 of the ordinance contains the formula used to determine the setback line. Examples of creek setback determinations can be viewed here. We recommend that you obtain the services of a land surveyor to gather topographic information in the relevant area of your property. Based on the creek depth, the steepness of the bank, and the topography of the top of bank, the land surveyor can determine where the setback line is relative to the toe of the creek bank slope. All of the land between the creek and the setback line is defined as the creek setback area, and no structures are allowed within it. In order to receive a building permit for your project, you need to submit evidence that your proposed work is outside the setback area. For the City's review, please submit a topographic plan of the project area, including the creek and its features (i.e., top of bank, toe of bank, bank slopes, flow channel, grade breaks, etc.). You should plot on the plan the setback line in accordance to the ordinance. Lastly, provide a cross-sectional view of the creek, creek bank, the setback line, and your proposed structure. The section should reflect a point where your proposed structure is the closest to the setback line. We strongly recommend that you use a licensed surveyor to perform this work. You may make the determination yourself. If the City disagrees with your measurements, you may have to submit calculations prepared by a licensed surveyor to prove your case. If my proposed work is within the setback area, can I apply for an exception to proceed with the work? Yes, the requirements for an exception are explained in Section 6-1842 of the ordinance. You will need to supply three items outlined in paragraph (c) of that section. Please note that the certification by the soils engineer must state: "In the professional opinion of the engineer, there is no likelihood of a hazard to persons or property resulting from the proposed construction." The City Engineer will review the exception application and make a recommendation for approval or denial to the City Council. As part of an approval, the City Engineer may impose certain conditions on your project to perform additional work in the vicinity of the project. The conditions will be based on the site conditions and the reports that you provide. If the City Council approves the exception, you will need to enter into a creek setback agreement with the City. After the agreement is executed, the City will issue your building permit. If you choose to appeal the City Engineer's recommendation, you may do so at the City Council meeting when the City Engineer presents the recommendation with your application. Is there a fee for the review? Yes, the fee for the setback determination review is \$165, and the fee for processing an exception is \$660. Lengthy applications and appeals requiring more than 1 hour of staff time for the initial review and 4 hours for the exception review will be charged an additional \$165 per hour. You may mail your submittal or deliver it to the City Offices - attention of the City Engineer. The Engineering Dept. will usually contact you within one week for the initial review and two weeks for the exception review. Please make checks payable to the City of Lafayette. If you still have questions, please call the Engineering Services Division at (925) 284-1951. A setback is the minimum required fixed distance from the property line to any structure on your property, including but not limited to roof appurtenances, chimneys, decks and bay windows. You must know the setback requirements for your property prior to submitting a site plan to the County for a permit. Building height is the distance measured vertically from any point on a roof or eave to the natural or finished grade, whichever is more restrictive. See below for detailed information on determining building height. Setback Requirements Setback requirements vary depending on zoning classification, road classification, and in some cases, a building envelope established through the platting of a subdivision. Setbacks for RP (residential with plan) and PUD districts are stated in the RP plan or PUD designation. Contact the Planning Department for details on RP zoning (970-668-4200). General setback requirements from roads, property lines and buildings in specific zoning districts can be found in Figure 3-6: Minimum Setback Requirements (pdf) of the Development Code. Refer to Section 3505.13: Setbacks in Chapter 3 (pdf) of the Development Code for a description, requirements and exceptions. Measuring Setbacks Setbacks are measured perpendicular from the closest point of the structure (building foundation walls, eaves, overhangs, decks, etc.) to the lot line or parcel boundary, as illustrated in the figure below. Setbacks must be measured for the front, sides, and rear of the structure (applicable to a building) in relationship to the lot line. Attached decks more than 18 inches above the ground, steps, cantilevers, eaves, roofs and other appurtenances must be included in the measurement of setbacks. Call or visit the Summit County Planning Department to verify setbacks and any special plat restrictions for your property. Lot lines are the legal boundaries of a parcel of land, established by a recorded subdivision plat and are classified as front, side, or rear: Front: The property line separating a lot from the street. If a lot is bordered by more than one street, the property owner must determine which side of the lot with street frontage is to be considered the front for setback purposes. Each lot proposed for development must have at least one property line designated as the front lot line. Regardless of which lot line is chosen as the front, all property lines adjacent to a roadway are subject to the applicable setback from that road classification. See Figure 3-6 in Chapter 3 (pdf) of the Development Code for setbacks from the different road classifications. Rear: The property line opposite to and furthest away from the front property line is designated as the rear property line. However, where a lot is irregular in shape, the Planning Department shall determine which property line is to be designated as the rear property line for setback purposes. Each lot proposed for development shall have at least one property line designated as the rear lot line. Side: Any property line bounding a lot which is not designated as either a front or rear property line. Example of typical setbacks (for illustrative purposes only, exceptions may apply). Exceptions to Setback Requirements According to Section 3505.13.G of the Summit County Land Use and Development Code, the following minor structures and uses are allowed in any required setback, as long as they don't obstruct motorists' vision at access points. Bus shelters used as a part of a community transit system Uncovered decks and patios within 18 inches of finished grade Driveways, including driveways that must be elevated due to topographic conditions Flagpoles that do not exceed the maximum height limit established in the underlying zoning district Mailboxes and newspaper tubes Landscape planters Play equipment Signs, with an approved sign permit Walkways Walls and fences, as provided in Section 3505.17 of the Code Minor utility facilities Light bollards/fixtures Sheds, provided that (1) the sheds are located in the rear or side yard and are located a minimum of 5 feet from all property lines (including the driplines of the shed); and (2) the maximum size of the shed does not exceed 200 square feet of floor area; nor shall the maximum height exceed 8 feet. Sheds larger than 200 square feet must be located outside of the required setbacks. Ranch signs and similar entry structures for parcels greater than 5 acres Signs as permitted by the Code, subject to any sign setbacks established in the Sign Regulations Hot tubs, provided that (1) the hot tubs are located in the rear yard, (2) a minimum setback of 5 feet to all property lines is maintained, and (3) buffering or screening is provided to the adjoining property or properties Railings for walkways, patios, decks, stairs or driveways, as required to meet code requirements Stairs less than 18 inches above finished grade Any structure if it is buried below natural grade if (1) the finished grade provides a smooth transition into the unaltered natural grade, and (2) the setback area retains its open character Typical non-structural residential recreational amenities, including play sets, sandboxes, tree houses, benches, picnic tables, grills, dog houses and other similar non-structural residential recreational amenities that do not adversely impact the open character of the setback area Art Solar energy systems, as indicated in Section 3507.01 Raised garden beds. Determining Building Height Summit County's method for determining building height is commonly referred to as the "bulk plane" method. Building height is normally measured from a certified topographic map (site plan) that contains the building footprint. The building height is the distance measured vertically from any point on a proposed or existing roof or eave (including but not limited to the roofing material) to the natural or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. This methodology for measuring height limitations can best be visualized as an irregular surface located above the building site at the height limit permitted by the underlying zoning district, having the same shape as the natural or finished grade of the building site (whichever is more restrictive). For more information about height limits and requirements, download our handout on building height (pdf) and see Figure 3-5 (pdf) of the Summit County Land Use & Development Code. Please be aware that there are some portions of Summit County, primarily within the Keystone PUD, where height is measured using the Uniform Building Code (UBC). It is important to ensure that all permit submittals use the applicable method for demonstrating height compliance.

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