

Proposed Code Amendments Relating to Setbacks

PC Hearing

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Presentation Overview

- Explain current issues with:
 - 1. Need to clarify setback tables
 - 2. Need to streamline parking stall dimensions with setbacks for covered parking structures in instances where cars park in a driveway in front of a garage
- Explain how issues could be addressed
- List the proposed amendments
- Q & A



Current Issues

- Issue 1:
 - 1. Setback distance for covered parking structures (SCC 30.23.041 – 30.23.048):
 - a. Covered parking structure setbacks increased to 19 feet (was 18 feet) to anticipate changes to parking stall size in SCC 30.26.065.
 - b. Also addresses SUVs longer than 18' that extend beyond driveway to sidewalk.



Issue 2:

- 2. Setback table design (SCC 30.23.041 – 30.23.048):
 - a. Simplified setback tables by combining columns and cutting redundancies.
 - b. New table (SCC 30.23.048) added summarizes covered parking structure setbacks.



Issue 3:

- 3. Added table reference notes (SCC 30.23.049):
 - a. Clarified public road language to also include roads not maintained by the County (Public Road includes public rights-of-way, both opened and unopened).
 - b. Clarified private road language after shortening column title (All Other Private Road Network Elements shall include: drive aisles, shared courts, and shared driveways).
- **30.23.049 Reference notes for SCC Tables 30.23.041 through (~~30.23.047~~) 30.23.048.**
- (16) Public Road includes public rights-of-way, both opened and unopened.
- (17) All Other Private Road Network Elements shall include: drive aisles, shared courts, and shared driveways.

Issue 4:

- 4. PRD Bulk Standards (SCC 30.42B.145):
- a. Updates garage/carport front setback from 18 to 19 feet.

30.42B.145 Design criteria - bulk requirements.

(5) The minimum setback for automobile entry of garages or carports from the front lot line shall be ~~((18))~~ 19 feet.

Old Setback Table Cumbersome – 7 pages for just the Setbacks in Urban Zones alone

Table 30.23.041 Setbacks from Road Network Elements in Urban Zones¹⁰

Category	Zone	Minimum Setback for Structure					Minimum Setback to the Entrance of a Covered Parking Structure				
		Public Road		Private ^{1,2}			Public Road		Private ^{1,2}		
		60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan ¹	Under 60 Feet ^{4,5}	Private Road	Drive Aisle, Shared Court, and Shared Driveway	Alley	60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan ¹	Under 60 Feet ^{4,5}	Private Road	Drive Aisle ¹³ , Shared Court, and Shared Driveway	Alley
Urban	R-9,600	15	45	15	0	0	18	18	18	4	
	R-8,400	15	45	15	0	0	18	48	18	4	
	R-7,200	15 ¹³	45 ¹³	15 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	4 ¹⁴	
	T (buildings ≤ 20 feet high) ¹²	15 ¹³	45 ¹³	15 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	4 ¹⁴	
	T (buildings > 20 feet high) ¹²	20 ¹³	50 ¹³	20 ¹³	0	0	20 ¹⁴	50 ¹⁴	18 ¹⁴	4 ¹⁴	
	LDMR (buildings ≤ 20 feet high) ^{6,7,12}	15 ¹³	45 ¹³	15 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	4 ¹⁴	
	LDMR (buildings > 20 feet high) ^{6,7,12}	20 ¹³	50 ¹³	20 ¹³	0	0	20 ¹⁴	50 ¹⁴	18 ¹⁴	4 ¹⁴	
	MR	10 ¹³	35 ¹³	10 ¹³	0	0	10 ¹⁴	35 ¹⁴	10 ¹⁴	4 ¹⁴	
	MHP	20	50	20	15	0	18	48	18	4	
	NB	10 ¹³	40 ¹³	10 ¹³	0	0	18 ¹⁴	48 ¹⁴	18 ¹⁴	4 ¹⁴	
	PCB	25 ¹³	85 ¹³	25 ¹³	0	0	55 ¹⁴	58 ¹⁴	18 ¹⁴	4 ¹⁴	
	CB	25 ¹³	55 ¹³	25 ¹³	0	0	25 ¹⁴	55 ¹⁴	18 ¹⁴	4 ¹⁴	
	GC	25 ¹³	55 ¹³	25 ¹³	0	0	25 ¹⁴	55 ¹⁴	18 ¹⁴	4 ¹⁴	
	IP ⁸	25	60	25	0	0	30	60	18	4	
	BP	25	60	25	0	0	30	60	18	4	
	LI	25	55	25	0	0	25	55	18	4	
	HI	25	55	25	0	0	25	55	18	4	
	UC	0	0	0	0	0	20	50	18	4	
	MUC	0	0	0	0	0	20	50	18	4	



Snapshot of New Setback Tables

Category	Zone	((Minimum Setback For Structure))			((Minimum Setback to the Entrance of a Covered Parking Structure))						
		((Public Road))		((Private ^{1,2}))	((Public Road))		((Private ^{1,2}))				
		<u>Private Road and any Public Road Network Element</u> 60 Feet and Over ((and)) or Under 60 Feet ((in a)) and Recorded ((Subdivision, Short Subdivision, or Binding Site Plan)) in a land division ^{3,16}	<u>Public Road</u> Under 60 Feet ^{4, 5, 16}	((Private Road^{1,2}))	((60 Feet and Over and Under 60 Feet in a Recorded Subdivision, Short Subdivision, or Binding Site Plan³))	((Under 60 Feet^{4, 5}))	((Private Road))	((Drive Aisle¹⁵, Shared Court, and Shared Driveway))			
Urban	R-9,600	15	45	((15))	0	0	((18	48	18	18	4))



Snapshot of New Setback Tables

Minimum Setbacks for Structures from Road Network Elements in Urban Zones.



	Zone	Private Road ^{1, 2} and any Public Road Network Element 60 Feet and Over or Under 60 Feet and Recorded in a land division ^{3, 16}	Public Road Under 60 Feet ^{4, 5, 16}	All Other Private Road Network Elements ^{1, 2, 17}	Alley
Urban	R-9,600	15	45	0	0
	R-8,400	15	45	0	0
	R-7,200	15 ¹³	45 ¹³	0	0
	T (buildings ≤ 20 feet high) ¹²	15 ¹³	45 ¹³	0	0
	T (buildings > 20 feet high) ¹²	20 ¹³	50 ¹³	0	0
	LDMR (buildings ≤ 20 feet high) ^{6, 7, 12}	15 ¹³	45 ¹³	0	0
	LDMR (buildings > 20 feet high) ^{6, 7, 12}	20 ¹³	50 ¹³	0	0
	MR	10 ¹³	35 ¹³	0	0
	MHP	20	50	15	0
	NB	10 ¹³	40 ¹³	0	0
	PCB	25 ¹³	85 ¹³	0	0
	CB	25 ¹³	55 ¹³	0	0
	GC	25 ¹³	55 ¹³	0	0
	IP ⁸	25	60	0	0
	BP	25	60	0	0
	LI	25	55	0	0
	HI	25	55	0	0
UC	0	0	0	0	

Snapshot of New Setback Tables

Structure Setbacks for covered parking from road network elements.

<u>Zone</u>	<u>Private Road and any Public Road Network Element 60 Feet and Over or Under 60 Feet and Recorded in a land division^{3, 16}</u>	<u>Public Road Under 60 Feet^{4, 5, 16}</u>	<u>All Other Private Road Network Elements^{1, 2, 17}</u>	<u>Alley</u>
<u>All urban zones</u>	<u>19</u>	<u>49</u>	<u>19</u>	<u>4</u>
<u>RRT-10¹¹, R-5¹¹, and RD¹¹</u>	<u>20</u>	<u>50</u>	<u>20</u>	<u>4</u>
<u>RB, CRC, RFS, and RI</u>	<u>20</u>	<u>55</u>	<u>20</u>	<u>4</u>
<u>F^{9, 11}</u>	<u>100</u>	<u>130</u>	<u>20</u>	<u>4</u>
<u>F&R¹¹ and A-10</u>	<u>20</u>	<u>50</u>	<u>20</u>	<u>4</u>
<u>All Other Zones</u>	<u>20</u>	<u>50</u>	<u>20</u>	<u>4</u>



Other Misc Edits

- **30.23.049** **Reference notes for SCC Tables 30.23.041 through ((30.23.047)) 30.23.048.**
- (16) Public Road includes public rights-of-way, both opened and unopened.
- (17) All Other Private Road Network Elements shall include: drive aisles, shared courts, and shared driveways.
- **30.42B.145** **Design criteria - bulk requirements.**
- (5) The minimum setback for automobile entry of garages or carports from the front lot line shall be ((18)) 19 feet.



Summary:

Updated column heading language in setbacks from road network elements in SCC 30.23.041 – 30.23.047 to include clarified and streamlined language.

Could save permit time and labor by simplifying the tables per peer govts.

Good points from 6/24 Briefing:

Why do we have inconsistency in the setbacks - some high density have higher setbacks, while some high density have lower setbacks?

Good question – merits research on if we should change the setbacks in m zones, but should be done in a later code update after the design of this one is cemented.

Questions?