

Proposed Code Amendments Relating to Setbacks

Summary Briefing

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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 19' SUVs 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).



Issue 4:

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



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}))	((Drive Aisle, Shared Court, and Shared Driveway)) <u>All Other Private Road Network Elements</u> ^{1, 2, 17}	((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))	((Alley))	
Urban	R-9,600	15	45	((15))	0	0	((18	48	18	18	4))



Snapshot of New Setback Tables

<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.

Questions?