

**Chapter 19.180****BUILDING SETBACK OVERLAY ZONE (X)**

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**19.180.010 Purpose.**

The Building Setback Overlay Zone (X) is established to preserve and promote the health, safety, and general welfare of the community and to promote quality design consistent with General Plan policies by allowing for modifications to the setback standards established in a base zone. A building setback standard may be increased or reduced for the purpose of achieving design or public safety goals, or for avoiding possible detrimental impacts of building height or mass on neighboring properties or public rights-of-way. The Building Setback Overlay Zone may be applied to any zone and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

**19.180.020 Application of Setbacks.**

Whenever the Building Setback Overlay Zone is established, no building shall be constructed on the property closer to any property line than the number of feet specified by the Overlay Zone, and the number of feet so specified shall take precedence over the setback requirement established by the underlying zone. For example, CG-X-50 indicates that the base zone of the property is CG (General Commercial), but the property is also within the Building Setback Overlay Zone (X), that designates the setback of the construction of a building on the property no closer than 50 feet to any property line. The distance may also be specified to apply to any particular property line. (Ord. 6966 §1, 2007)

**19.180.030 Structures or Improvements in Special Setbacks.**

Notwithstanding any provisions of this Chapter to the contrary, the following structures or improvements may be erected, constructed, or established within the special setbacks established in this Chapter, unless otherwise noted:

- A. Pedestrian access walkways.
- B. Vehicular access driveways.
- C. Fences or walls not exceeding three feet in height in yards adjacent to streets, or 6 feet up to the maximum otherwise permitted in all other yards.
- D. Off-street parking areas within the rear or interior side yard setbacks only, including parking spaces, drives, aisles, turning and maneuvering areas, bumper stops or wheel stops.
- E. Lights to illuminate off-street parking areas, pedestrian walkways, vehicular access driveways, landscaped areas or buildings
- F. Structures or improvements permitted within yard areas by and in conformance with the provisions of Chapter 19.630 (Yard Requirements and Exceptions). For the purpose of this subsection, the special setback requirement shall be considered a yard.

G. Signs as permitted by Chapter 19.620 (Signs).

H. Landscaped areas. (Ord. 6966 §1, 2007)

**19.180.040 Setback Variances Permitted.**

In lieu of filing a rezoning case to change the Building Setback Overlay Zone variances may be granted as prescribed by this Title when exceptional circumstances warrant an encroachment into the Setback Overlay Zone. (Ord. 6966 §1, 2007)