



Lincoln County Planning & Zoning

PLANNING DEPARTMENT STAFF REPORT

FILE # SR2020-2

REQUEST: AMEND SUBDIVISION REGULATION, ART. IV, SECTION 4-102.401
GENERAL SETBACKS – CORNER LOTS

STAFF RECOMMENDATION: APPROVAL

OVERVIEW: Current regulations require corner lots to maintain 2-*ea* front yard setbacks and 2-*ea* rear yard setbacks. Rear setbacks are typically 5 ft greater than side setbacks, resulting in a combined 10 ft. additional area in which the structure must maintain from the property line. Combined with 2-*ea* front yard setbacks, the remaining allowable area for development is limited.

Research of other jurisdictions is a mixture of the above and of what is proposed. Relief may be sought through the Board of Zoning Appeals, however, the BOA may easily deny the variance, instead, advising the applicant to construct a smaller, more narrow structure. To reduce hardship, cost and the need to request a variance of the Board of Zoning Appeals, applying the proposed amendment will be in keeping with the intent of the setback regulations.

Example: A-1 Zoning District. Requires a minimum 35 ft front yard setback, 20 ft side yard setback and a 25 ft rear yard setback.

A-2 Zoning District. Requires a minimum 30 ft front yard setback, 20 ft side yard setback and a 25 ft rear yard setback.

CURRENT REGULATION:

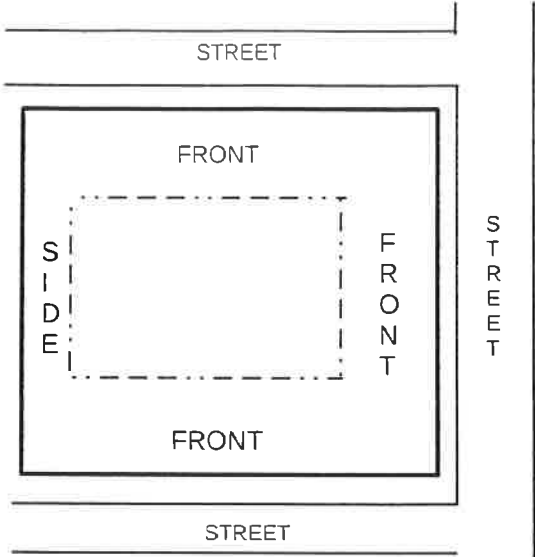
* Corner lots shall observe two front yard setbacks and two rear yard setbacks.

PROPOSED AMENDMENT:

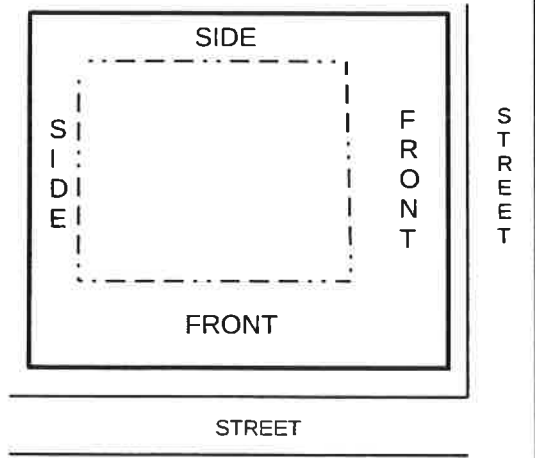
* Corner lots shall observe two front yard setbacks and two **side** yard setbacks. (*Insert Diagram*)

YARD SETBACKS

THROUGH LOT



CORNER LOT



STANDARD and CUL-DE-SAC LOT

