

Ten

COMPREHENSIVE DEVELOPMENT ORDINANCE--
Front Yard Setback Illustration
#ZA 11-01

That Appendix A, Comprehensive Development Ordinance, of the Code of Ordinances of the City of Burlington be and hereby is amended by amending Sec. 5.2.5(a) thereof to read as follows:

Sec. 5.2.5 Setbacks

Setbacks between buildings and property lines where required are intended to provide access to light and air, provide fire separation and access, and maintain the existing neighborhood pattern of buildings and open spaces between them and to the street.

(a) Setbacks Required:

Unless otherwise authorized or specified under the district-specific provisions of **Article 4**, which shall be controlling over these provisions, a setback shall be provided between any proposed structures and/or site features, and the front, side and rear yard property lines as follows: (See **Art. 13** for definitions of “setback” and “yard.”)

1. **Front yard.** In order to maintain the existing pattern of development along a given street, both a minimum and maximum front yard setback shall be maintained where required under **Article 4**.
 - A. The minimum front yard setback for any structure shall be the average of the front yard setback of principal structures in lawful existence as of the adoption of this ordinance on the two (2) neighboring lots on either side and within the same block and having the same street frontage.

45

46

47

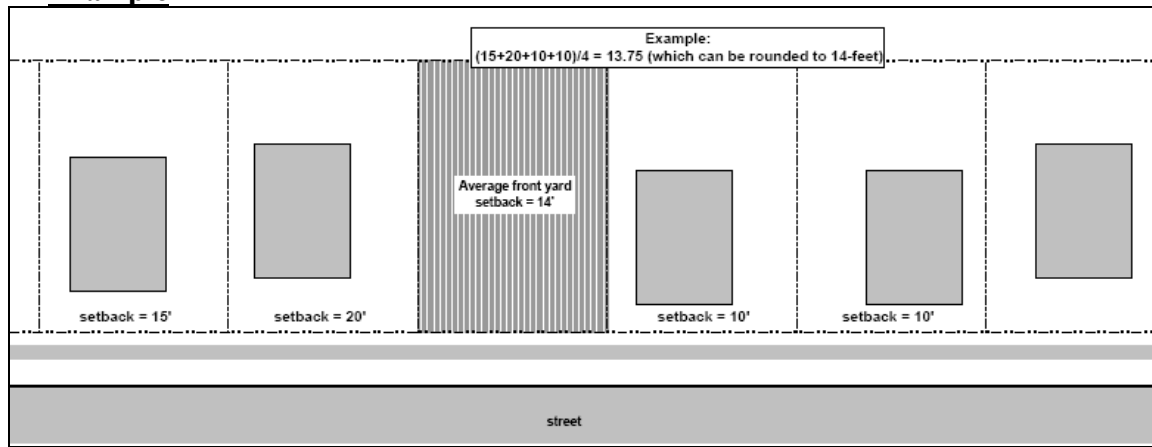
48

49

50

COMPREHENSIVE DEVELOPMENT ORDINANCE--
 Front Yard Setback Illustration
 #ZA 11-01

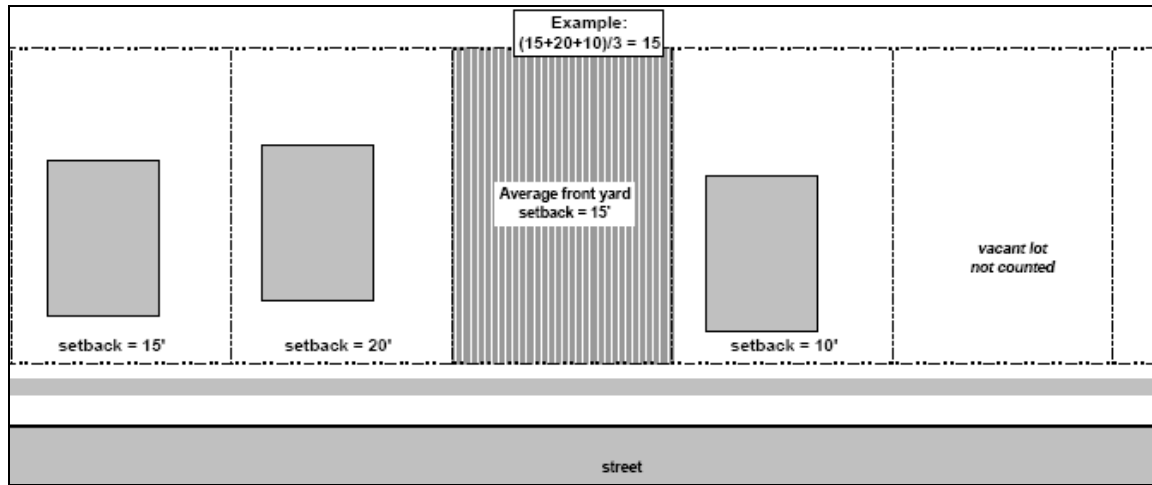
**** Example****



51

52

**** Example****



53

54

55

56

57

58

59

60

61

62

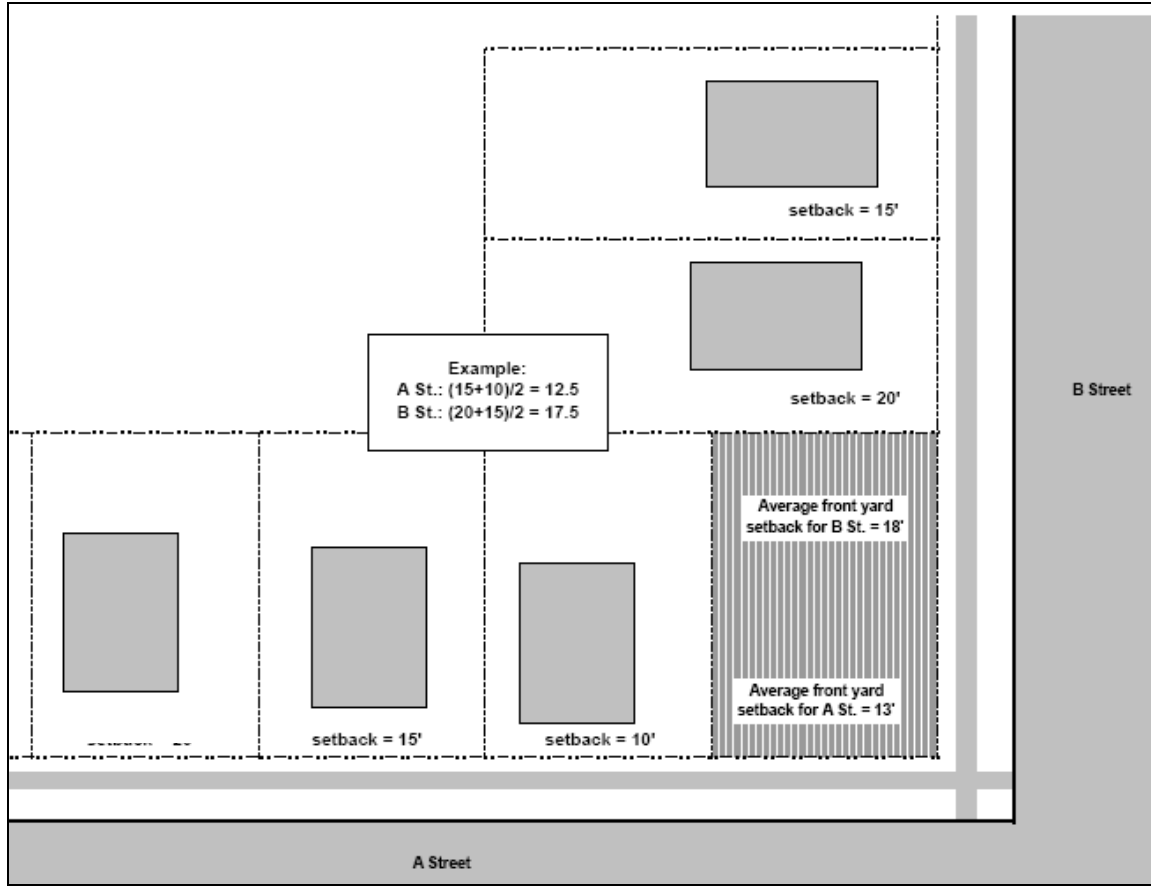
63

64

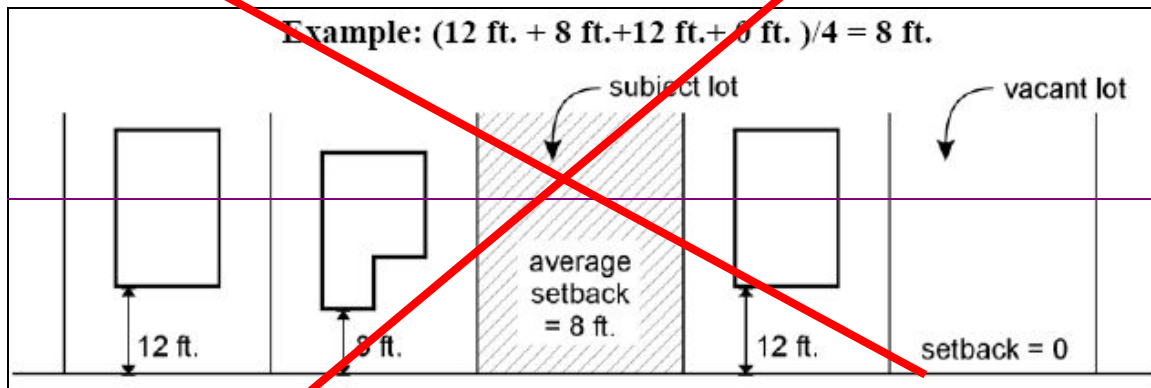
65
66
67
68
69
70

COMPREHENSIVE DEVELOPMENT ORDINANCE--
Front Yard Setback Illustration
#ZA 11-01

****Example****



71
72



73
74
75
76
77
78

- B. The maximum front yard setback for any structure, if any is required, shall be a distance specified under the district-specific provisions of **Article 4** permitted in addition to the minimum front yard setback specified above in order to allow for continued variation of the building pattern along the street.

79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94

COMPREHENSIVE DEVELOPMENT ORDINANCE--
Front Yard Setback Illustration
#ZA 11-01

C. Lots having frontage on more than one public street shall maintain a front yard setback on each public street except access alleys.

2. *As written*

3. *As written.*

* Material stricken out deleted.

** Indicates new material.