

## Setback proposal:

### Add Section 3-B to Section 5(B) General Standards-Building (All Districts)

1. **Setbacks:** No building or accessory structure shall be constructed closer than fifteen (15) feet from any boundary line, and all buildings and accessory structures shall have a setback of at least seventy-five (75) feet from the center line of the road except as provided below.

2. **Road Setback in the Village District.** Notwithstanding any other requirement of this section, in the Village District, the minimum set back from the centerline of the road shall be fifty (50) feet.

3. **Road Setback on Minor Public Roads** and private roads. On minor public roads and private roads, accessory structures shall have a minimum setback of at least (50) feet from the centerline of the road. To qualify for the reduced setback, the building must be less than one thousand (1000) square feet in size at ground level.

3.-A. Road Setback on private rights of way equal to or less than fifteen (15) feet in width. On private rights of way with a width of fifteen (15) feet or less, accessory structures shall have a minimum setback of at least twenty (20) feet from the centerline of the right of way. To qualify for the reduced setback, the building must be less than one thousand (1000) square feet in size at ground level. This paragraph only applies in the Shoreland Zone in those instances where the owner of the private right of way owns the land on both sides of the right of way and the land underneath the right of way.

**3-B. Road setbacks on private rights of way established prior to January 1, 1995, in the Shoreland Zone. On private rights of way, established prior to January 1, 1995, and located in the Shoreland Zone, other than those private rights of way covered by Section 5(B)(3-A), all structures shall have a minimum setback of at least forty (40) feet from the centerline of the right of way.**