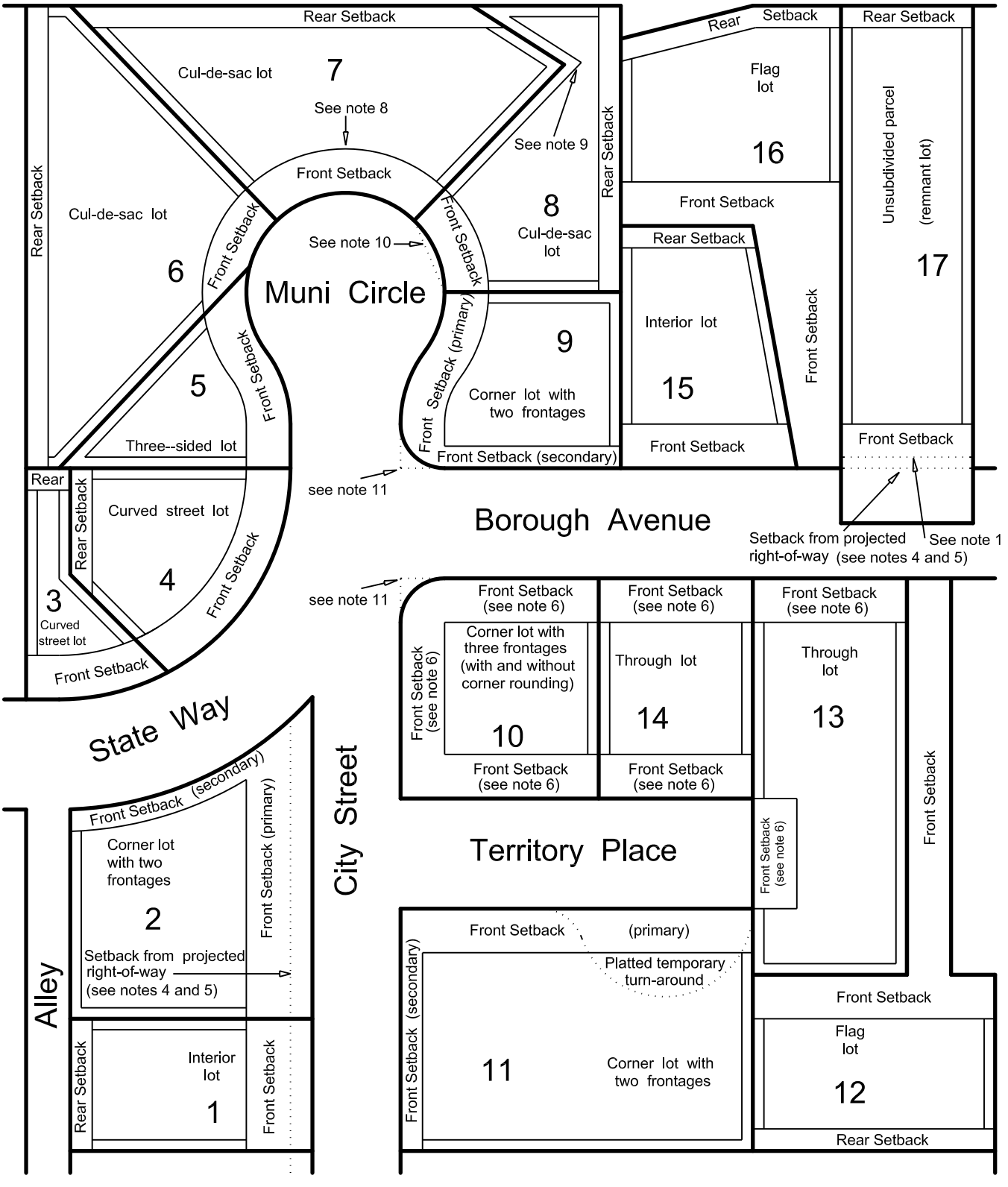
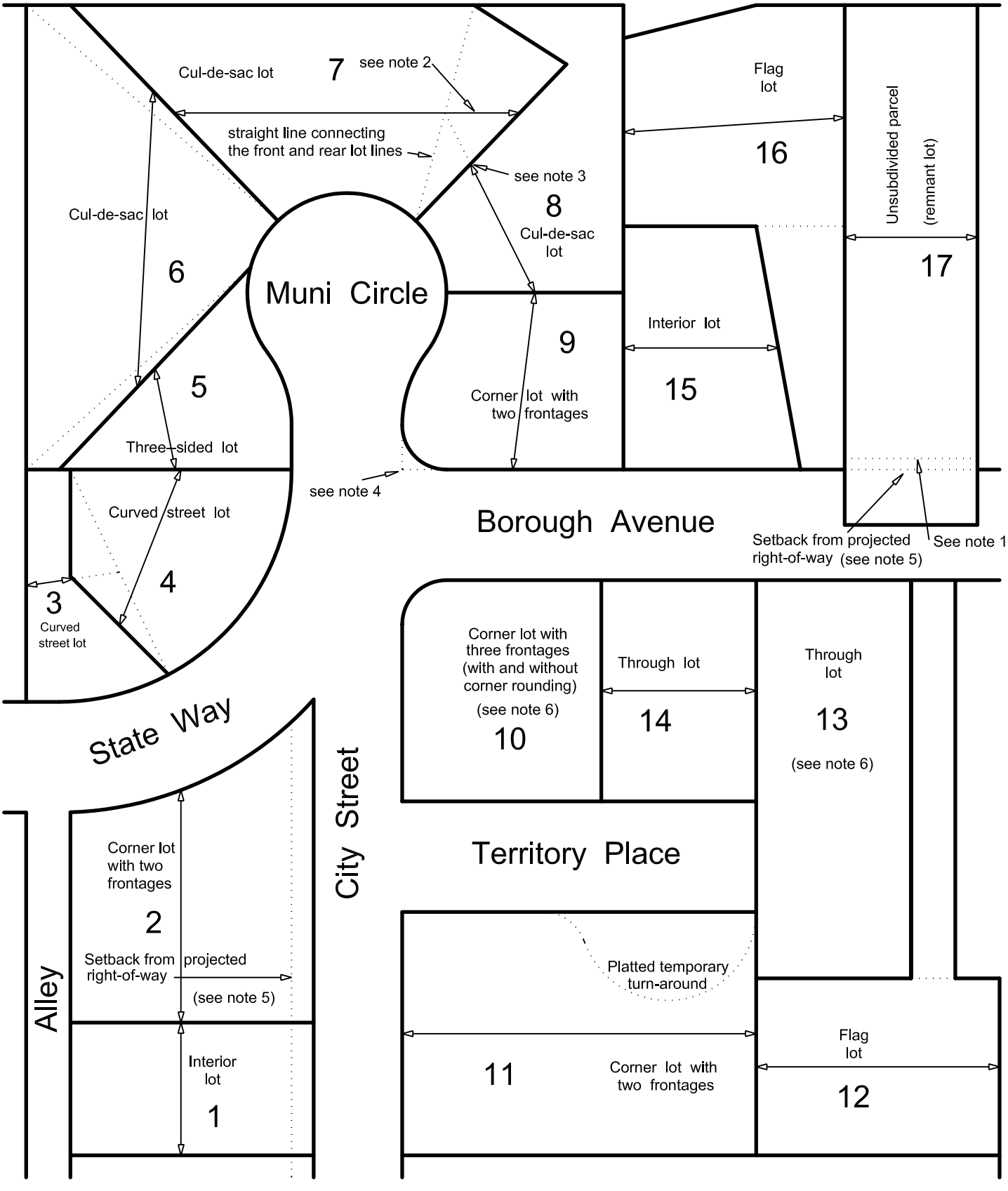
Setbacks



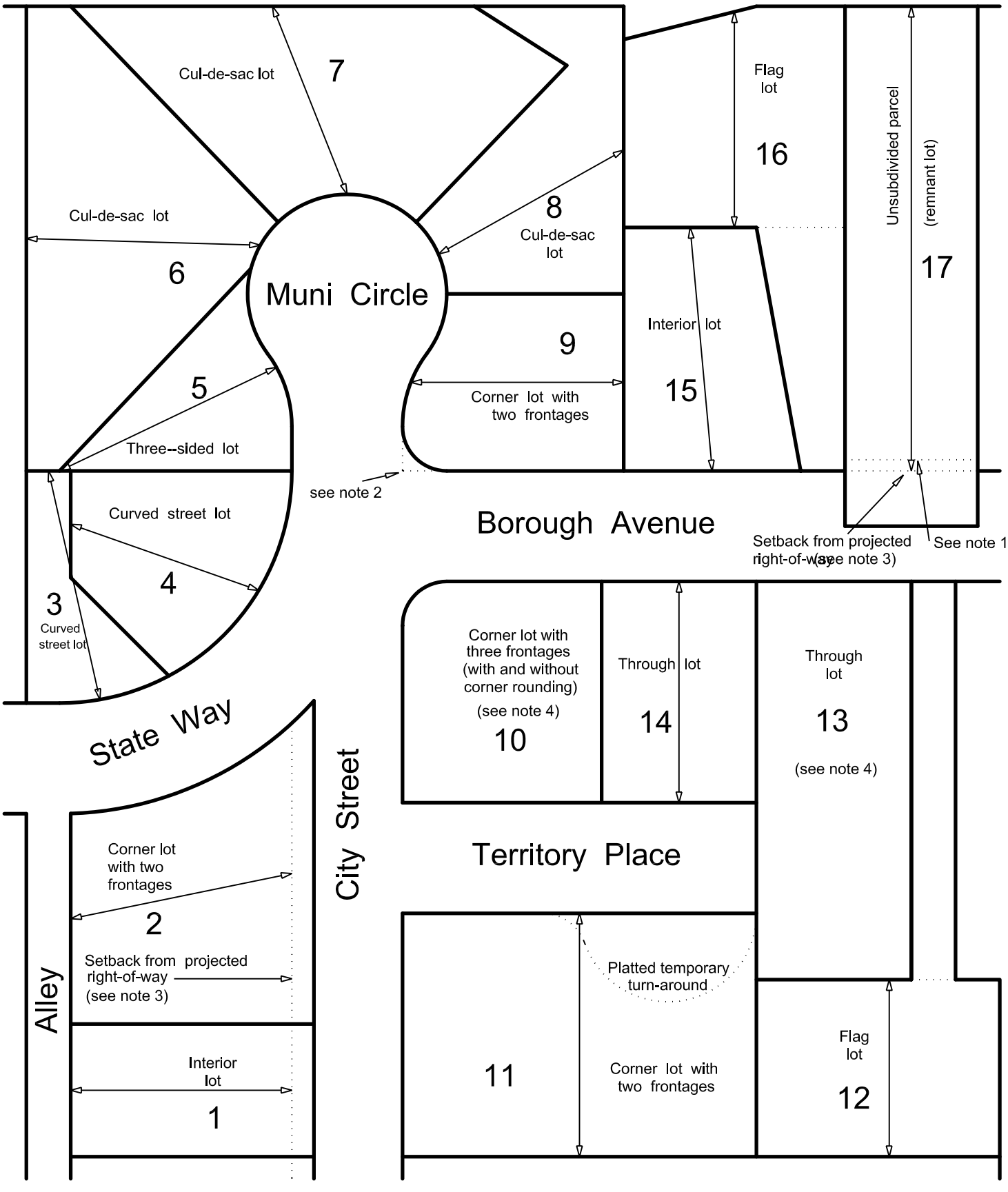
1. Section line easement, BLM road reservation, road or public use easement.
2. All setbacks not called out in the illustration are side setbacks.
3. In the case of corner, through, and three-sided lots, there will be no rear setbacks, but only front and side setbacks.
4. The area between the property line and the setback from projected right-of-way is subject to the same regulations as a front setback.
5. The front setback is measured from the setback from projected right-of-way.
6. The Director shall determine the depth of the front setbacks. Until such determination, full-depth setbacks apply on all frontages.
7. Primary and secondary front setbacks are determined by the Director, in accordance with the prevailing setback pattern.
8. The setback follows the curve of the lot line.
9. Side setbacks are extended to intersect.
10. The rear property line is the line (or lines intersecting at an interior angle of not less than 135 degrees) most parallel to the chord of the front property line.
11. Front property lines intersect by extrapolation.

Lot Width

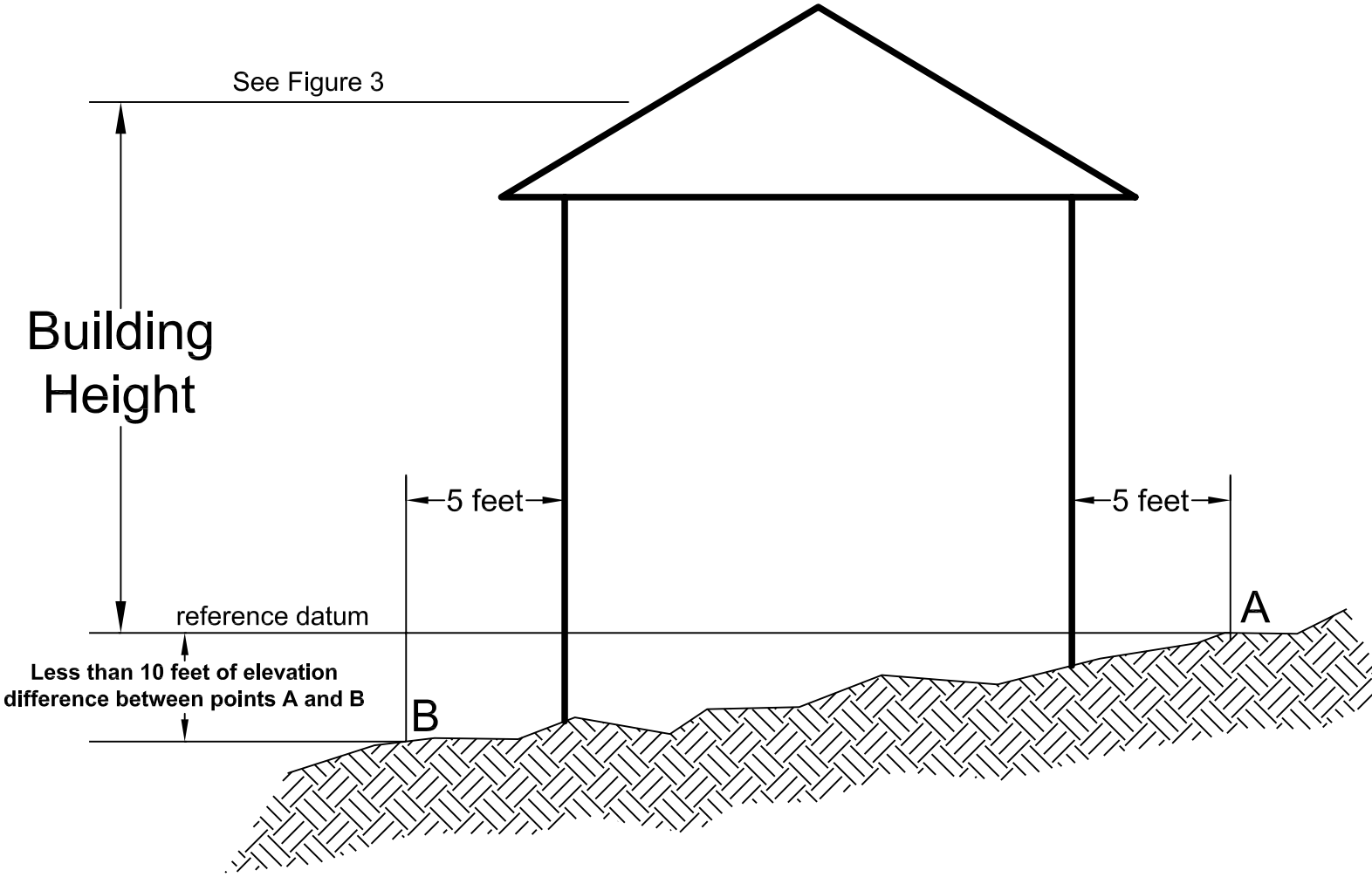


1. Section line easement, BLM road reservation, road or public use easement.
2. "such measurement shall extend to the side property lines"
3. "such measurement shall not extend beyond the property lines of the lot being measured"
4. Front property lines intersect by extrapolation.
5. The setback from projected right-of-way is considered the front property line for computing lot width.
6. When the definitions do not unambiguously identify the lot width, the Director shall determine the lot width.

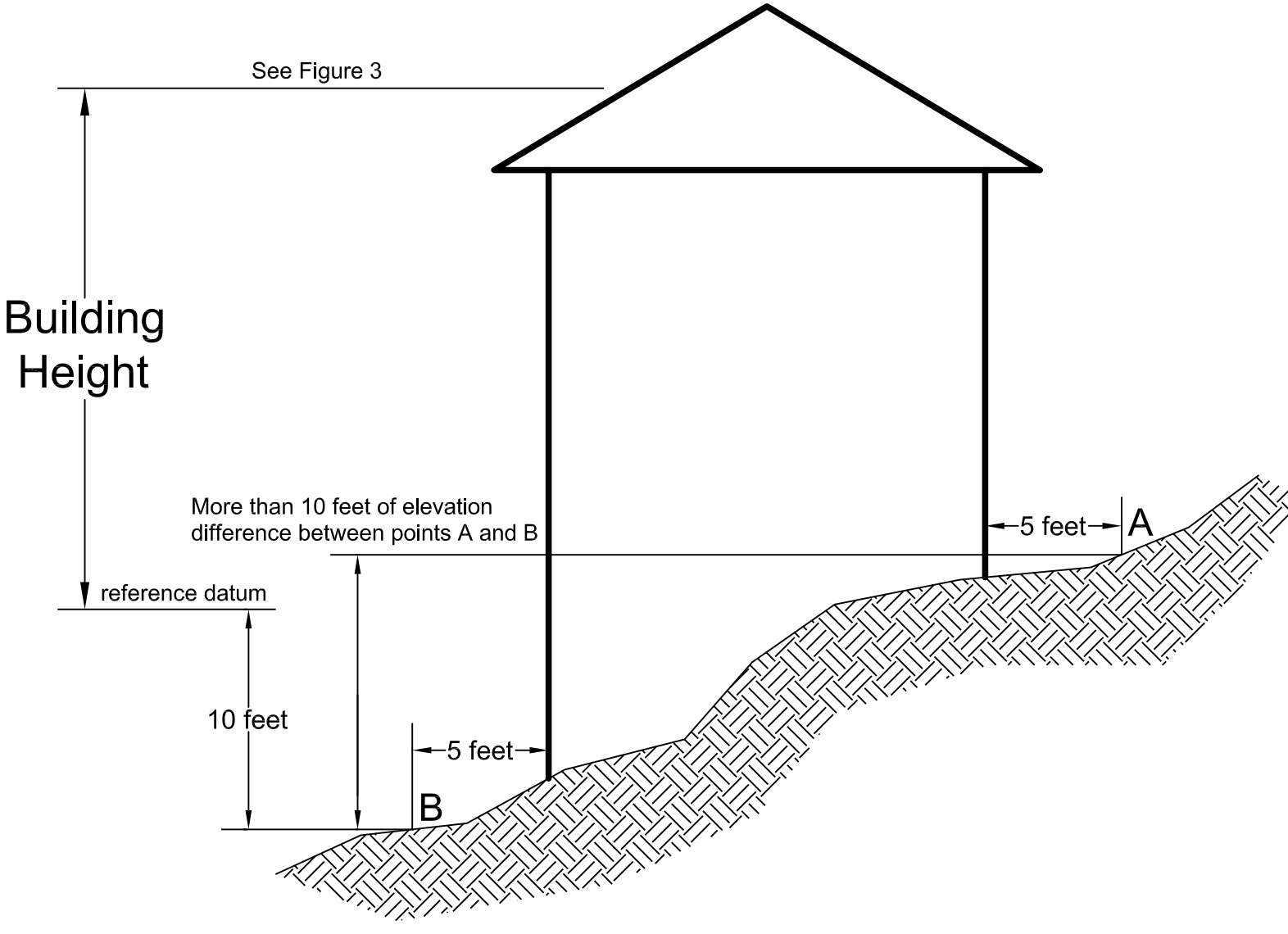
Lot Depth



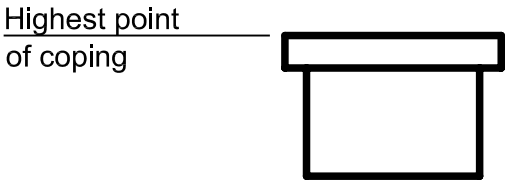
1. Section line easement, BLM road reservation, road or public use easement.
2. Front property lines intersect by extrapolation.
3. The setback from projected right-of-way is considered the front property line for computing lot depth.
4. When the definitions do not unambiguously identify the lot depth, the Director shall determine the lot depth.


See Figure 3
Building Height
5 feet
5 feet
reference datum
A
Less than 10 feet of elevation difference between points A and B
B

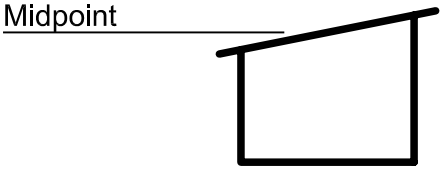
Case 1


See Figure 3
Building Height
More than 10 feet of elevation difference between points A and B
5 feet
A
reference datum
10 feet
5 feet
B

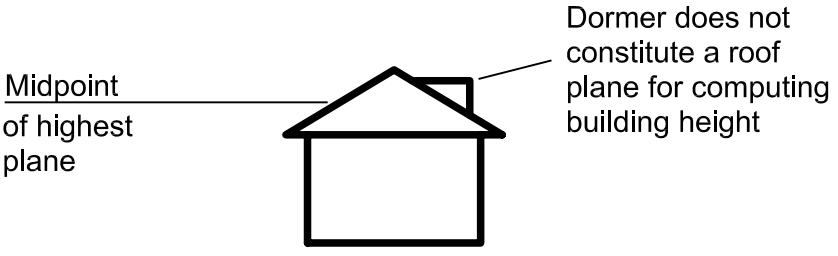
Case 2



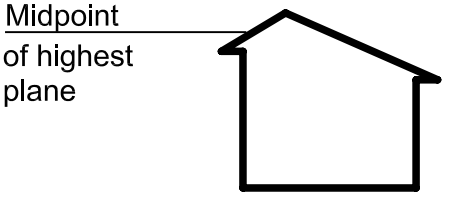
Flat



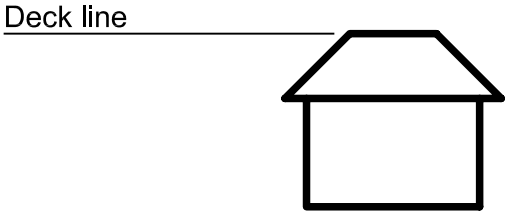
Shed



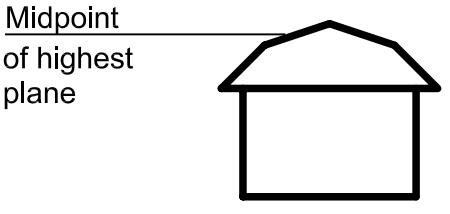
Gable or Hip



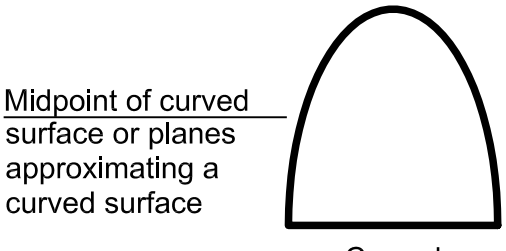
Asymetrical Gable



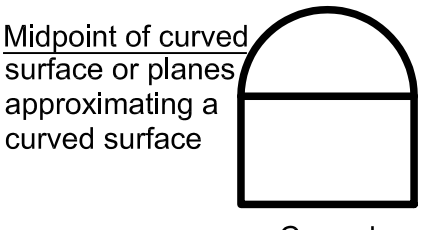
Mansard



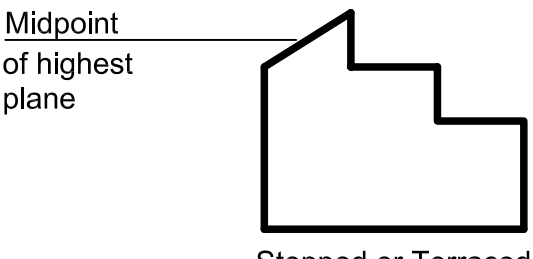
Gambrel



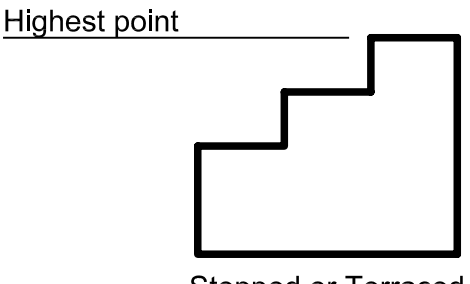
Curved



Curved



Stepped or Terraced



Stepped or Terraced