Sec. 12-173. - Building setback requirements.

(a) Subject to section 12-174 and the other provisions of this article, the minimum principal building setback requirements shall be as follows:

<table>
<thead>
<tr>
<th>From street right-of-way</th>
<th>30 feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>From street right-of-way</td>
<td>50 feet (RA district only)</td>
</tr>
<tr>
<td>From side property line</td>
<td>10 feet</td>
</tr>
<tr>
<td>From rear property line</td>
<td>30 feet</td>
</tr>
<tr>
<td>From side property line on corner lot</td>
<td>20 feet</td>
</tr>
<tr>
<td>From lot front on arterial</td>
<td>40 feet</td>
</tr>
</tbody>
</table>

If the street right-of-way line is readily determinable (by reference to a recorded map, set irons, or other means), the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, the setback shall be measured from the street centerline and increased by twenty-five (25) feet.

(b) The following structures shall also be subject to these setbacks:

   (1) Gas pumps and overhead canopies or roofs.
   (2) Fences running along lot boundaries adjacent to public street rights-of-way if such fences exceed six (6) feet in height and are substantially opaque.

(c) Setback requirements shall not apply to the location of:

   (1) Structures along the shoreline of Moss Lake.
   (2) Decks, patios or other structures not used as a place of occupancy, storage or shelter.

(d) The above setback requirements shall apply to the location of all fixed structures from any exterior lot line other than the shoreline of Moss Lake.

(Ord. of 6-17-97; Amd. of 12-17-02)
Sec. 12-174. - Accessory building setback requirements.

Accessory buildings in the R, RM, and RR districts shall meet a setback requirement of at least five (5) feet. Accessory buildings located in the RA district shall meet a setback requirement of at least ten (10) feet. These structures shall not be located in any front or side yard and shall not cover more than thirty (30) percent of the rear yard.