

CITY OF MCCALL

CALCULATING SIDE-YARD SETBACKS

(ORD. NO. 847)

HOW TO CALCULATE SIDE-YARD SETBACKS

There is now an additional consideration when calculating side-yard setbacks in residential zones. Specifically, the ordinance changes Note 3 of McCall City Code Table 3.3.03 to read as follows (newly added text emphasized here in bold):

See Figure 3.3.04 to determine minimum setbacks and §3.3.041 regarding snow shedding roof setback. **However, no Building Element shall be closer to a side property line than one-half (1/2) the Building Element Height (see Definitions, Chapter 2); use the greater of this measurement or that determined from §3.3.04 and Figure 3.3.04.**

EXPLANATION

To calculate required side-yard setbacks, **use the more restrictive of the following two methods:**

Method 1

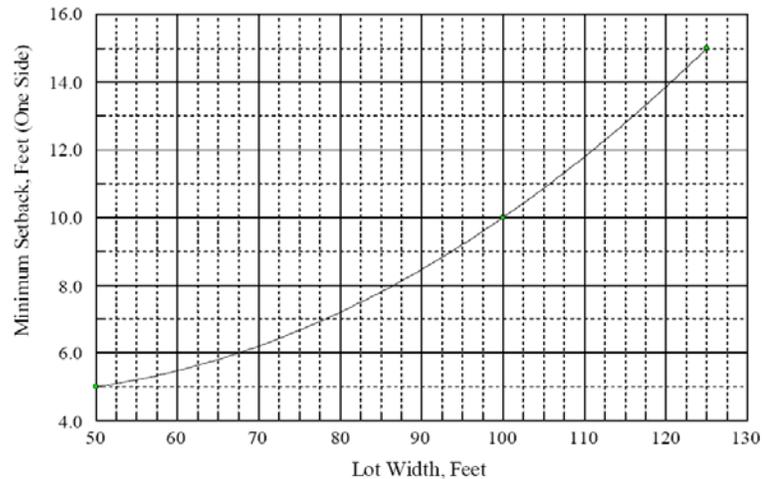
Step 1 – Use §3.3.04 (see excerpt below) to calculate the total side-yard setbacks (this part of the code relates setback requirements to lot width).

<u>Lot Width</u>	<u>Total Combined Side-Yard Setback Requirements</u>
0' – 100'	20% of lot width (minimum)
>100'	30% of lot width (minimum)

Step 2 – Use Figure 3.3.04 (see below), to calculate the minimum side-yard setback allowed on **one side** of the building. (Note: the sum of both side-yard setbacks for the lot must equal what is determined in *Step 1*).

Figure 3.3.04

Residential Lot Width vs. Side Yard Setback



EXPLANATION, (CONT'D)

Method 2

Step 1 – Calculate building element heights along a building element by measuring the vertical distance from the ground to the top of the element. (For more explanation see definition of Building Element and Building Height below).

Step 2 – At every point along a building element, the setback for that point shall be equal to one-half ($\frac{1}{2}$) the calculated building element height.

REFERENCES

BUILDING ELEMENT: An exterior wall, or roof, or bay window, or deck, or patio, or balcony, or any other part of the exterior of a building which has an exterior surface that is in a different plane from the other parts of the building to which the element is attached. (*from McCall City Code, section 3.2.02*).

BUILDING HEIGHT: Building height shall be measured vertically from any point on a proposed or existing building element to the existing grade prior to construction directly below said point on a proposed or existing building element. (The highest to lowest measurement at any given vertical structure line.)