

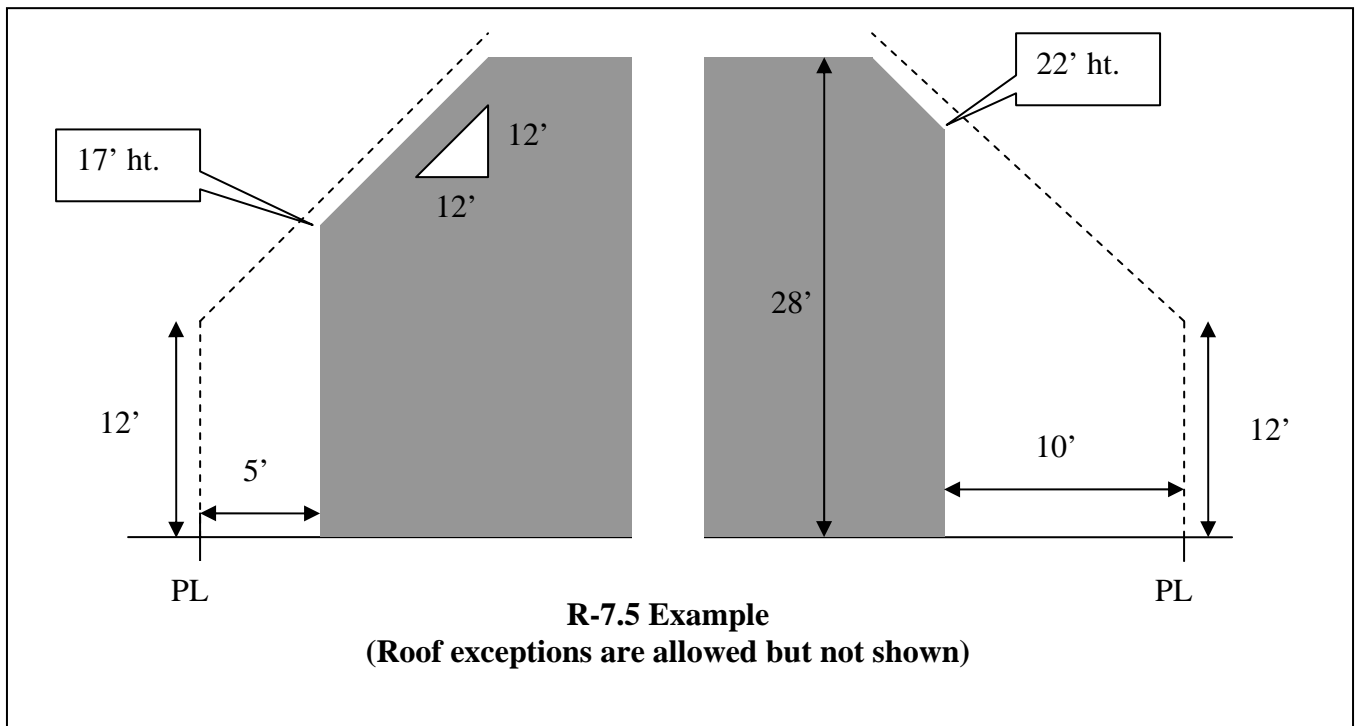
## Infill Task Force Side Yard Setback Plane Concept

The concepts described below were discussed during an ad hoc meeting held on November 21, 2006. Attendees included: Ted Argo, Brad Beals, Jim Bolland, Adrienne Brockman, Denny Egner, Malcolm Eslinger, Sherry Finnigan, Andy Gulizia, Carolyn Krebs, Shelia Ostley, Ralph Tahrán, Patt Thomas, and Emogene Wagoner.

### Side Yard Setback Plane

**Applicability:** R-6, R-7.5, R-10, and R-15 (possible application to R-5 and single family/duplex in R-3 and R-2)

**Proposal:** From a point 12 feet above the side yard property line create a plane that extends toward the center of the lot at a 12:12 slope. Exceptions similar to what is allowed in the front setback plane are allowed. Under current standards, full height (28') can be reached at the 10' setback.



### Side Yard Setbacks

**Proposal:**

- R-6: Jim and Brad wanted R-6 side yard setbacks to be increased to 7.5 feet. Other Task Force members did not support the change.
- R-7.5: Increase the street side yard setback on corner lots to 15 feet (R-10 and R-15 currently require a 15 foot setback along local streets).

The photos below provide a good example of the side yard setback plane concept. The house is located on the north side of Upper Drive, immediately west of the Lake Grove Avenue intersection. This is the house Adrienne Brockman referred to at the last meeting.

