

## CHAPTER 33.288 SPECIAL STREET SETBACKS

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### **33.288.010 Purpose**

Special street setbacks may be established on City streets to regulate the location of structures and for maintaining appropriate open areas, and for adequate separation from the street. These regulations:

- Increase visibility and safety for pedestrians and drivers;
- Provide a pleasant pedestrian environment and human scale;
- Improve the appearance of the corridor and reduce visual clutter;
- Maintain adequate space for the growth of large street trees; and
- Maintain adequate light and air.

### **33.288.020 Requirements**

- A. Where the regulations apply.** Special street setbacks apply to all buildings, structures, signs, off-street parking areas, and exterior display, storage, and activities fronting a street with a special street setback designation on the Official Zoning Maps.
- B. Projections into setback.** Projections of up to 3 feet are allowed by right into the special street setbacks. Projections include items such as sign faces, eaves, overhangs, and building cornices.
- C. Landscaping.** Special street setbacks must be landscaped to at least the L1 standard, as stated in Chapter 33.248, Landscaping and Screening.
- D. Base zone requirements.** The base zone requirements apply in all areas with special street setbacks. In the event that the requirements of this chapter and the base zone differ, the more restrictive applies.

### **33.288.030 Procedures**

- A. Adding or removing special street setbacks.** Adding or removing special street setbacks is processed through a Type III procedure, following the approval criteria stated in 33.855.060, Approval Criteria for Other Changes.
- B. Adjustments to special street setbacks.** Individual property owners may request an adjustment to a special street setback.