

#### **4.21 Setback Requirements on Highways and Roads**

1) All State and US numbered highways are hereby designated Class A highways. The setback line for Class A highways and for any other roads designated as major roads on official maps in effect in the County shall be 130 feet from the centerline of the highway, or 66 feet from the right-of-way line, whichever is greater distance.

2) All County Trunk highways not otherwise designated as Class A highways are hereby designated Class B highways. The setback for Class B highways and for roads designated as arterial roads on official maps in effect in the County shall be 75 feet from the centerline of such highway or 42 feet from the right-of-way line, whichever is the greater distance.

3) All Town roads not otherwise designated Class A or Class B highways are hereby designated Class C highways. The setback for Class C highways and for streets other than major and arterial roads designated as such on official maps in effect in the County shall be 63 feet from the centerline of the highway or 30 feet from the right-of-way line, whichever is greater. By ordinance, the Town of Bass Lake Town Board may deem certain roads within the Northwoods Beach Subdivision to have lesser setbacks.

4) A setback equal to the average setback of existing principal buildings located within 500 feet of a proposed building site and on the same side of the street, shall be permitted where five of these buildings do not conform with the appropriate setback line.

5) Minor, readily removable structures such as open fences or signs permitted by this ordinance may be placed within setback lines. Public utility equipment without permanent foundations are also permitted. When deemed necessary by the County Zoning Committee in connection with development such as highway improvement programs, property owners and public utilities may be required to remove, at their own expense and without right of compensation, any structures erected within setback lines.

6) Private Driveway Easements. The setback for principal and accessory structures shall be a minimum of 30 feet from the centerline of a private driveway easement that is 33 feet or less in width.

7) Private Road Easements: The setback for principal and accessory structures on existing private road easements greater than 33 feet in width but less than 66 feet shall be a minimum of 48 feet from the centerline or 15 feet from the edge of the easement whichever is greater. Roads within a recorded subdivision do not apply.

#### **4.211 ACCESSORY STRUTURE EXEMPTIONS**

A roadway setback of less then what is required by section 4.21(3) and 4.21(7) may be permitted by the Zoning Administrator or his/her designee where lot depth, location or utilities, or other significant site limitations do not allow compliance with a roadway setback requirement. A detached accessory structure not exceeding six hundred (600) square feet in area and less than eighteen (18') in height may be constructed provided

construction complies with the following:

- 1) Town Board approval; and
- 2) The resulting roadway setback is not less than twenty-two (22) feet from the road right-of-way where an accessory structure faces the roadway; and not less than twelve (12) feet where an accessory structure does not face the roadway (sidedoed); and
- 3) Vehicles and other equipment may not be stored or parked within the road right-of-way; and
- 4) All other standards of the ordinance are met.

## REDUCED ROADWAY SETBACK

