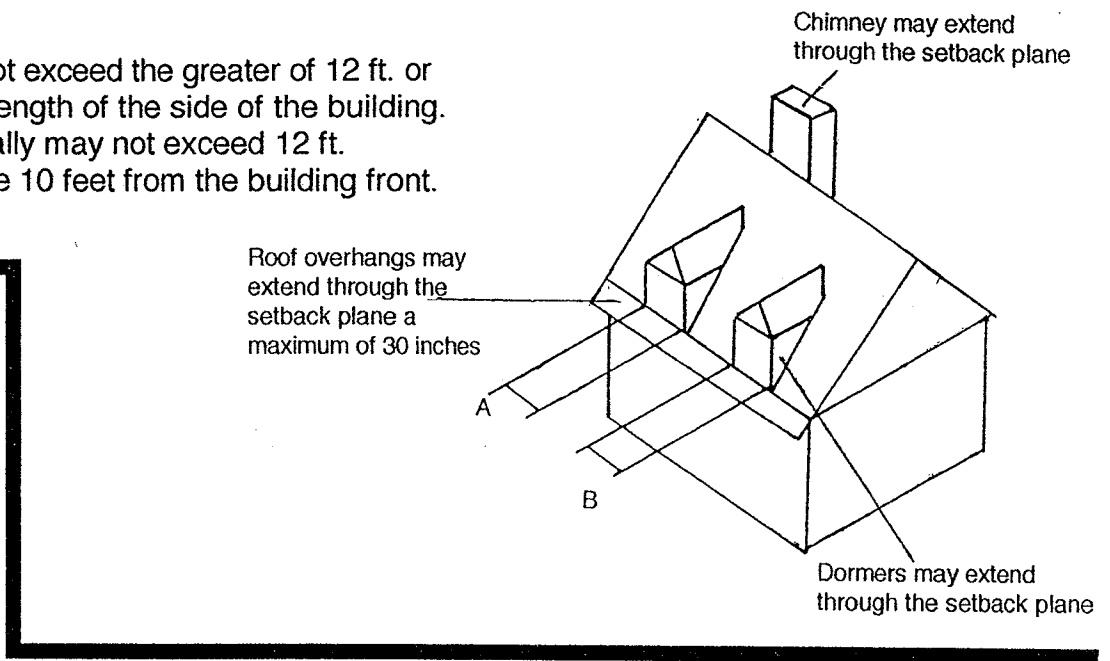


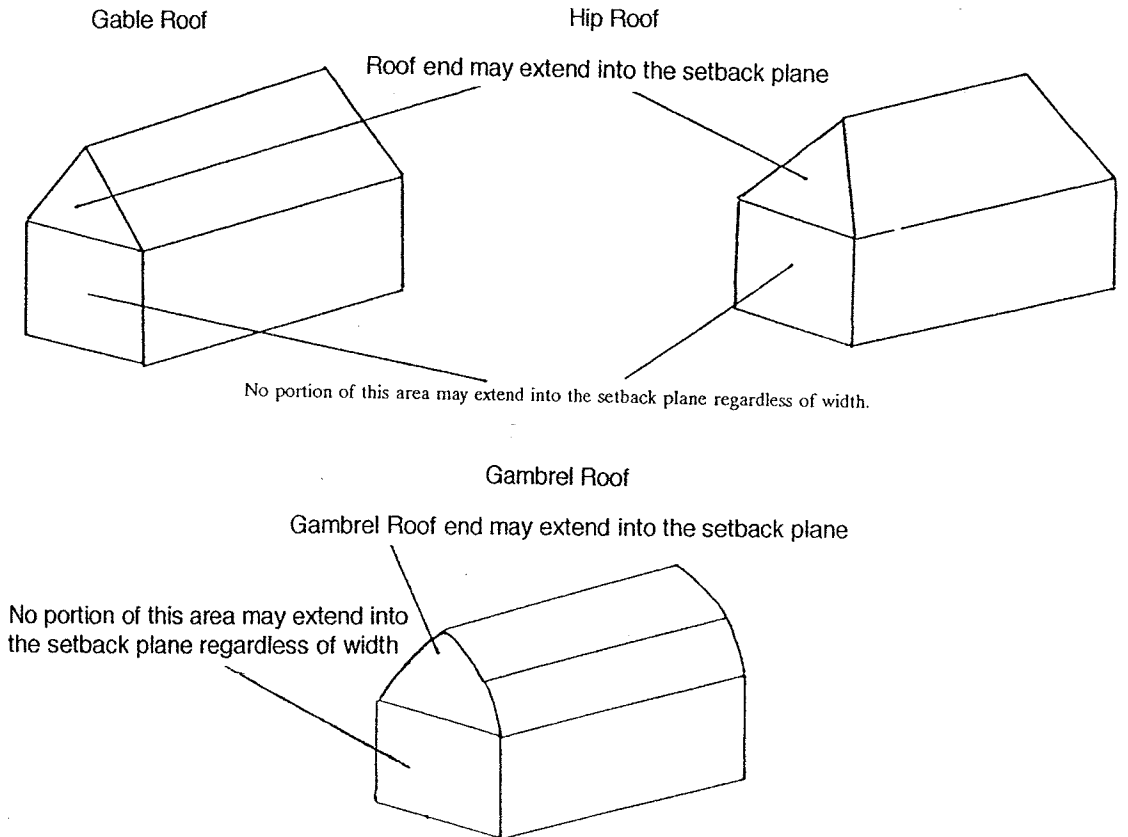
SETBACK PLANE PERMITTED ENCROACHMENTS

1. A + B must not exceed the greater of 12 ft. or 25% of the length of the side of the building.
2. A or B individually may not exceed 12 ft.
3. Dormer must be 10 feet from the building front.

For Lots over 50' Wide	
Lot Width	Max. width of roof end extension into setback plane
80	30'
79	29'8"
78	29'4"
77	29'
76	28'8"
75	28'4"
74	28'
73	27'8"
72	27'4"
71	27'
70	26'8"
69	26'4"
68	26'
67	25'8"
66	25'4"
65	25'
64	24'8"
63	24'4"
62	24'
61	23'8"
60	23'4"
59	23'
58	22'8"
57	22'4"
56	22'
55	21'8"
54	21'4"
53	21'
52	20'8"
51	20'4"
50	20'
Less than 50'	20'



ROOF ENDS



Gable roof ends, hip roof ends and gambrel roof ends (see illustration above) may extend into and through the setback plane provided that the total length of the roof end extension at its intersection with the setback plane shall not exceed 30 feet. For lots less than 80 feet wide, the maximum length of the roof end extension shall not be reduced by one inch for each three inches of lot width reduction. See chart. No dormer may project from any roof end extending through the setback plane.

SETBACK PLANE

For lots 80 feet wide or more, except for permitted encroachments, no portion of a building can intercept the planes that begin at points 8 feet directly above grade at the side lot lines and run at 45 degree angles toward the interior of the lot until they reach the maximum building height permitted on the lot.

For lots less than 80 feet wide the 8 feet high beginning point varies according to the formula: Height = 8' + {0.15 (80' - W)} where "W" is the lot width (less than 80 feet).

For Lots under 80' Wide	
Lot Width	Height of Beginning Point
80	08.0
79	08.2
78	08.3
77	08.5
76	08.6
75	08.8
74	08.9
73	09.1
72	09.2
71	09.4
70	09.5
69	09.7
68	09.8
67	10.0
66	10.1
65	10.3
64	10.4
63	10.6
62	10.7
61	10.9
60	11.0
59	11.2
58	11.3
57	11.5
56	11.6
55	11.8
54	11.9
53	12.1
52	12.2
51	12.4
50	12.5
49	12.7
48	12.8
47	13.0
46	13.1
45	13.3
44	13.4
43	13.6
42	13.7
41	13.9
40	14.0

