

**SECTION 5.060 SETBACK REDUCTION**

**FEE: \$ 430.00**

In cases where a pre-existing structure violates current setback standards and the owner proposes an addition or alteration that continues the encroachment without increasing the encroachment, and when the Fire Marshal certifies in writing that such addition or alteration will not increase the fire hazard to the adjoining properties, reduction of setback requirements without variance procedure may be approved by the Planning Director where the following criteria are met:

- 1. Does the setback reduction negatively impact adjacent property?

---

---

---

- 2. What is the valid design reason for the reduction?

---

---

---

- 3. Will this reduction block views?

---

---

---

- 4. Will the Clear Vision area be maintained? (See Section 4.050.)

---

---

---

Setback reductions shall not apply to all setback requirements established to comply with Statewide Planning goals 7, 16, 17 or 18 to include requirements for geologic hazard, flood and erosion hazard, riparian vegetation, and significant wildlife protection.

**APPLICATION MUST INCLUDE A PLOT PLAN**