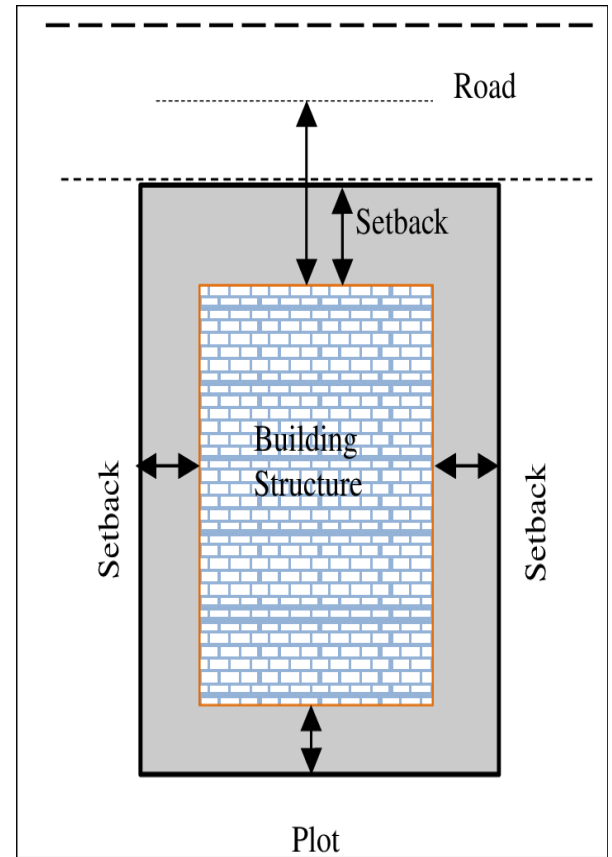


Setback

A **setback** is the minimum distance which a building or other structure must be set back from a street or road, a river or other stream, a shore or flood plain, or any other place which is deemed to need protection. Depending on the jurisdiction, other things like fences, landscaping, septic tanks, and various potential hazards or nuisances might be regulated and prohibited by setback lines. Setbacks along state, provincial, or federal highways may also be set in the laws of the state or province, or the federal government. Local governments create setbacks through ordinances, zoning restrictions, and Building Codes, usually for reasons of public policy such as safety, privacy, and environmental protection. Neighborhood developers may create setback lines (usually defined in Covenants & Restrictions, and set forth in official neighborhood maps) to ensure uniform appearance in the neighborhood and prevent houses from crowding adjacent structures or streets. In some cases, building ahead of a setback line may be permitted through special approval.



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Setback in residential buildings

Varies from place to place

Required at their front end, back, and sides

Ensures optimum sunlight and ventilation

Minimum open space around a structure

Essential for safety mechanism

