

## Set-Back Ordinance

### Section I

The following will apply within the Town of Woodstock for all structures:

- A. On established lots with structures, set-back will be fifteen feet (15') from the edge of right of way, and five feet (5') from any lot line.
- B. On established lots without structures, set-back will be a minimum of twenty feet (20') from the edge of right of way and no closer than ten feet (10') from any lot line.
- C. On lots within new subdivisions (those subdivisions approved after September 28, 1978), set-back will be a minimum of thirty feet (30') from the edge of right of way and no closer than fifteen feet (15') from any lot line.
- D. On lots within the village centers along Route 3, set-back will be a minimum of fifteen feet (15') from the edge of right of way and no closer than five feet (5') from any lot line, or as otherwise approved by the Woodstock Board of Selectmen

### Section II

There shall be no minimum distance between buildings and structures on the same lot that are intended to be used in conjunction with the primary structures on that lot, so long as they are not intended to be used for business or dwelling purposes. (Examples include sheds, garages, gazebos, etc.)

### Section III

These set-back requirements may be waived or reduced by the Board of Selectmen for existing lots if an undue hardship is placed upon the land by their strict enforcement and the waiver and reduction is in the best interest of the Town.

### Section IV

All set-back dimensions shall be measured from the boundary line to the nearest point on the building.

### Section V

- A. Any new driveway must be located at least 5 feet from any lot line.

Section V Adopted at Town Meeting March 13, 2007

Adopted at Town Meeting, March 13, 1990

Deanna MacKay, Town Clerk 1990

Judy Welch, Town Clerk 2007