

**§ 280-235. Setback.**

A. In any R District:

- (1) Enclosed off-street parking spaces shall be subject to the regulations for accessory buildings in Article XXXIX.
- (2) No open off-street parking space shall be permitted in a required front yard or exterior side yard.
- (3) No open off-street parking area for five or more motor vehicles shall be located within five feet of any side or rear lot line of an adjoining lot in any R District.

B. In any ~~C or M District~~ district other than residential districts or the AG Agricultural District, for all uses within those districts except community and regional shopping centers:

- (1) Unless reduced by action of the Zoning Board of Appeals upon the favorable recommendation of the Town Planning Board, no open or enclosed off-street parking space shall be permitted within 35 feet of any street line; provided, however, that no action by the Board of Appeals shall allow such off-street parking space less than 10 feet distant from any property line.
- (2) No open or enclosed off-street parking space shall be permitted within 10 feet of any side lot line or rear lot line of a lot used for residential purposes or in any R District.
- (3) In the HC District, no open or enclosed off-street parking spaces shall be permitted within 10 feet of any side lot line or 20 feet of any rear lot line of a lot used for residential purposes or in any R District. **[Added 1-26-1998 by L.L. No. 1-1998]**

C. Community and regional shopping centers. Setbacks relating to open or enclosed off-street parking spaces within the lot lines of community and regional shopping centers shall be prescribed on an individual basis by the Town Planning Board during the site plan review process for each proposed community or regional shopping center development established in Article XXXIX. During this process, consideration must be given to the special characteristics of community and regional shopping centers, including but not limited to existing proximate development, the grouping of structures, the need for large parking areas, ingress and egress, traffic circulation, buffer zones, signs, lighting, landscaping and the need for high shopper visibility from adjoining major access roads. Requirements of this section shall not be any less than those specified in Subsections A and B.