

Definitions

SETBACK: The horizontal distance between any BUILDING or STRUCTURE, as measured from the farthest projection of the BUILDING or STRUCTURE, except for window wells, air conditioners, gutters, downspouts, or fences, and the established PUBLIC or private STREET/ROAD RIGHT-OF-WAY line other than that of an ALLEY. If the abutting PUBLIC STREET/ROAD is designated by the Transportation Plan adopted in Chapter 8 of this Code as a collector or arterial STREET/ROAD, then the SETBACK shall be measured from the future right-of-way line. The minimum required RIGHT-OF-WAY width is found in Section 8-8-10 of this Code. No STRUCTURES shall be allowed in RIGHT-OF-WAY. It shall be the responsibility of the property owner to locate the RIGHT-OF-WAY lines.

OFFSET: The horizontal distance between any BUILDING or STRUCTURE, as measured from the farthest projection of the BUILDING or STRUCTURE, except for window wells, air conditioners, gutters, downspouts, or fences, and a LOT line, other than a STREET/ROAD RIGHT-OF-WAY line. For the purposes of enforcing OFFSETS only, ALLEYS shall not be considered STREETS/ROADS.

Utility locates can be scheduled by calling 811

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Departments/Planning-and-Zoning/
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Guidance Document

Setbacks/Offsets and Utility Easements In Aristocrat Ranchettes Subdivision



The purpose of this document is to provide guidance to all Weld County citizens within Aristocrat Ranchettes regarding construction of structures. The Weld County Code requires structures to meet Setbacks/Offsets and no construction within Utility Easements.

Aristocrat Ranchettes, 1st, 2nd & 3rd Filing are all zoned Agricultural

23-3-70 Bulk requirements.

- B. Minimum SETBACK = 20 feet
- E. Minimum OFFSET = 5 feet, or one (1) foot for each three (3) feet of BUILDING HEIGHT, whichever is greater.

What does this mean?

All structures are required to meet SETBACKS. Setbacks are regulations regarding how far a structure is required to be set back from a public Right-of-Way. Every internal Right-of-Way is 60' wide. The actual improved road is typically only 30' wide; therefore, at least 15 additional feet from the edge of road is where the property line starts. All structures must be at least 20 feet from your property line (otherwise known as the edge of Right-of-Way). If you are on a corner lot, you may have this on 2 sides. This means all structures would need to be Setback at least 50' from centerline of the road.

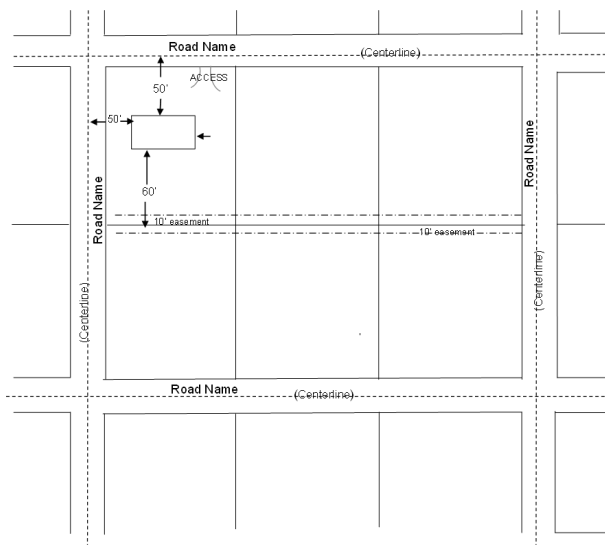
All structures are required to meet OFFSETS. Offsets are regulations regarding how far a structure is required to be off set from adjacent property lines (neighbors). The rule is 1' for every 3' of building height with a minimum of 5'. Keep in mind you cannot build in the 10' Utility Easement.

BUILDING HEIGHT is grade to peak.

Utility Easements:

Below is an example of what the recorded map is for Aristocrat Ranchettes Subdivision.

Note: the 20' utility easement running the length of the block down the middle. This 20' utility easement is in both of the 2nd and 3rd filing. The 1st filing has a 10' utility easement.



Utility Easements

Every lot in Aristocrat Ranchettes Subdivision and subsequent Filings has a Utility Easement. In the 1st filing, it is a 10 foot utility easement. In the 2nd and 3rd filing, it is a 20' utility easement.

Structures may NOT be constructed within the Utility Easement, nor can any part of a building encroach into the easement, including, but not limited to eaves and overhangs.

Some form of a Building Permit is required for nearly every structure and whether a building permit is required, all structures must meet these regulations.

PLEASE NOTE:

If a structure has been built by a previous owner that does not meet Setbacks and/or Offsets, you may be eligible to apply for a Variance through the Weld County Board of Adjustment. There are specific criteria necessary for a variance and in most cases staff recommends denial. For the Variance application, please contact our On-Call Planner at (970) 400-6100; otherwise, please utilize the following link:

www.weldgov.com/files/sharedassets/public/departments/planning-and-zoning/documents/land-use-applications/boa-updated-7-26-19-w-pg-nos.pdf

This option is NOT available if you or the previous owner have constructed within the 10' Utility Easement.