

BUILDING SETBACK REQUIREMENTS

Table 1: BASE ZONE SETBACKS, CHAPTER 16

ZONE	ROW	PROPERTY LINES	OTHER	OTHER	RIPARIAN
F1	20	10			100
F2	20	30	500 from F1	100 (at least 30) from EFU	100
EFU	20	10	Dwellings: 500 from F1	Dwellings: 100 from F2 or EFU	100
RR	20	10	LC 16.290(7)(c): 5 feet		50
RC	20	10			50
RI	20	10			50

Table 2: ROAD SETBACKS

CLASS		RIGHT OF WAY
arterial or collector	rural	80'
local	rural	50'
LAR or public road	rural	50'
principle arterial	urban	100'
minor arterial	urban	80'
major collector	urban	70'
minor collector	urban	60'
local	urban	60'

Total Setback from Right of Way = (½ the ROW) + (base zone) + (extra setback)

LC 15.010 Visual Clear Zone. A triangular area of a driveway or road intersection corner that is 15 feet in length along the driveway and along intersecting roads. No visual obstructions such as plantings, walls, fences, signs, or other structures or vegetation, either temporary or permanent in nature, between two and one-half and 15 feet in height above the road surface are permitted in this area.

Vertically: 2 ½ to 15 feet
 Horizontally: 15 feet along driveway and intersection roads

LC 15.070(1)(f) and (g): Allowed Encroachments within Road Setbacks

Table 3: STATE ROAD AND HWY RIGHT OF WAY

Road Name	Section Length (miles)	Setback R/W Width (feet)
Cloverdale Rd. Hendrick's Rd. to Hwy. 99	3.51	80
Franklin Blvd./McVay Hwy. Hwy. 126 to 30th Ave.	2.19	80
Highway 36 Hwy. 99 to Territorial Territorial to Hwy. 126W	5.52 45.97	80 70
Highway 58 I-5 to Jasper-Lowell Rd. Jasper-Lowell Rd. to County line	5.73 56.34	120 100
Highway 99 East Hwy. 99W to County line	3.37	100
Highway 99 North Jessen Dr. to Junction City limits	8.67	120
Highway 99 South I-5 at Goshen to County line	20.51	80
Highway 99 West Junction City limits to County line	4.46	90
Highway 101 Lincoln County line to Sutton Crk. Rd. Sutton Crk. Rd. to Canary Rd. Canary Rd. to Douglas County line	30.97	80 100 80
Highway 126 W (Route F) Beltline Rd. to Florence City limits	54.20	100
Highway 242 Hwy. 126E at Belknap Springs To east County line	21.66	60
McKenzie Hwy. (Hwy 126 East) Hwy 99 to County line	76.14	100
Springfield-Creswell Hwy. City limits at 42nd St. to Hwy. 58	8.00	80
Territorial Rd./Hwy. County line to county line	42.08	80
Westfir Spur Hwy. 58 to Westfir-Oakridge Rd.	1.00	60
42nd St. South McKenzie Hwy. to Jasper Rd.		[See Springfield-Creswell Hwy.]

Table 4: ADDITIONAL SETBACKS

Applegate Trail (Hwy. 36 to Territorial Hwy.) +10'
Bailey Hill Rd. (City limits to Green Hill Rd.) +20'
Bernhardt Creek Rd.(Sweet Creek Rd. to End County maint.) +20'
Big Fall Creek Rd.(Jasper-Lowell Rd. to End County maint.) +20'
Blue River Dr. (McKenzie Hwy. to McKenzie Hwy.) +10'
Bolton Hill Rd. (Territorial Hwy. to Crow-Vaughn Rd.) +10'
Brice Creek Rd. (Row River Rd. to Champion Creek Rd.) +10'
Briggs Hill Rd. (Territorial Hwy. to Spencer Creek Rd.) +20'
Camas Swale Rd. (Mile post 2.2 to Hamm Rd.) +20'
Camp Creek Rd. (Marcola Rd. to McKenzie Hwy.) +20'
Canary Rd. (Mile post 1.33 to Canary Rd. South) +20'
Canary Rd. South (Canary Rd. to Siltcoos Station Rd.) +10'
Clear Lake Rd. (Canary Rd. to Hwy. 101) +10'
Cottage Grove-Lorane Rd. (City limits to Old Lorane Rd.) +10'
Cottage Grove Reservoir Rd. (London Rd. to London Rd.) +10'
Crest Dr. (Lorane Hwy. to Blanton Rd.) +10'
Crow Rd. (Green Hill Rd. to Territorial Rd.) +20'
Crow-Vaughn Rd. (Route F to Bolton Hill Rd.) +20'
Crow-Vaughn Rd. (Bolton Hill Rd. to Territorial Hwy.) +10'
Deadwood Creek Rd. (Hwy. 36 to Brooks Rd.) +20'
Deerhorn Rd. (McKenzie Hwy. to Bridge St.) +20'
Dillard Rd. (Urban Growth Boundary to Hwy. 99) +20'
Fox Hollow Rd. (Urban Growth Boundary to So. Willamette St.) +20'
Garoutte Rd. (Mosby Creek Rd. to Shoreview Dr.) +10'
Gimple Hill Rd. (Bailey Hill Rd. to Pine Grove Rd.) +20'
Goodpasture Rd. (McKenzie Hwy. to End County maint.) +10'
Hamm Rd. (Territorial Hwy. to Camas Swale Rd.) +20'
Heceta Beach Rd. (Hwy. 101 to Rhododendron Dr.) +10'
High Prairie Rd. (East 1st St. to End County maint.) +10'
High Prairie West (Westfir-Oakridge Rd. to High Prairie Rd.) +10'
Hill Rd. (Old Mohawk Rd. to Marcola Rd.) +10'
Jasper-Lowell Rd. (Jasper Rd. to Pengra Rd.) +10'

Table 4: ADDITIONAL SETBACKS, continued

Jasper-Lowell Rd. (Unity to Hwy. 58) +10'
Knight Rd. (Route F to West Scheffler Rd.) +10'
Little Fall Creek Rd. (Jasper-Lowell Rd. to End County maint. +10'
Marcola Rd. (Camp Creek Rd. to County line) +10'
McKenzie View Dr. (Coburg Rd. to Hill Rd.) +20'
Munsel Lake Rd. (Hwy. 101 to North Fork Siuslaw Rd.) +10'
Petzold Rd. (Central Rd. to Crow Rd.) +10'
Pine Grove Rd. (Crow Rd. to Spencer Creek Rd.) +10'
Row River Rd. (Shoreview Dr. to Shoreview Dr.) +20'
Row River Rd. (Sharps Creek Rd. to Brice Creek Rd.) +10'
Shoreview Rd. (Row River Rd. to Row River Rd.) +20'
Siltcoos Station Rd. (Canary Rd. South to County line) +20'
South Jetty Rd. (Hwy. 101 to End County maint.) +10'
Suttle Lake Rd. (Hwy. 101 to Hwy. 101) +10'
Sweet Lane (Hwy. 99 to End County maint.) +10'
Thompson Creek Rd. (Hwy. 36 to Indian Creek Rd.) +20'
Wendling Rd. (Marcola Rd. to End County maint.) +10'