

Jurisdiction	Setback Provisions
City of Albemarle	Any part of the house that is structural and not flush with the ground. This would include roof eaves, stoops, decks and steps, but not patios and walkways. We typically don't include HVAC and mechanical equipment. (I have seen some places provide a 3' leeway for uncovered stoops, but we don't currently allow it.)
Town of Apex	Setbacks measured as the distance between the closer of either the nearest lot line or nearest street right-of-way line and the foundation of a building or structure along a line at right angles to the lot line. Where no minimum front, side, or rear setbacks are specified, the setback line shall be coterminous with the corresponding lot line. Appurtenances (including steps) allowed up to 3' into any required setback, provided that they are no closer than 3' to any ROW or property line, meet all applicable fire and building codes, and do not encroach into any required buffer. In addition to landscape features, attached accessory structures are allowed to encroach into required setbacks as follows. However, in no case shall any accessory structure be located closer than five (5) feet to a required buffer or other protected areas. See table 5.2.2B.4 for Permitted Encroachments into Required Setbacks. Unified Development Ordinance (apexnc.org)
Brunswick County	Brunswick County includes them. Our UDO has a list of things that can be within the building setbacks and provides some relief for items such as steps and overhangs. Check out Section E. Permitted Obstruction in Required Yards, of the Brunswick County UDO (https://www.brunswickcountync.gov/planning/udo/).
Town of Chapel Hill	There are three types of building setbacks – Front Side (Interior) Rear Front Street Street Right of Way Right of Way Property Line Rear Property Line 2. Front setbacks are measured from the edge of the nearest right-of-way line. 3. Side interior setbacks are measured from the side property line or the edge of the right-of-way where applicable. 4. Rear setbacks are measured from the rear property line or the edge of the right-of-way where applicable. 5. When the side interior or rear setback is 0 or 5 feet, the building or structure must be placed on the side or rear property line or be placed a minimum of 5 feet from the side or rear property line or the edge of the right-of-way line where applicable. 6. The Town Manager determines the application of front, side and rear setbacks to any irregularly shaped lot.
Cleveland County	We measure setbacks from the footprint of a structure, whether that be the house, deck, or anything else. We don't use overhang as a consideration unless it was something major and looked to encroach on another property but that rarely if ever happens.
City of Hendersonville	We measure from any part except for where we have specific allowed encroachments. We allow roof overhangs on the side and rear up to 3' to be exempt. We also allow for porches and balconies to be exempt up to 5' in certain zoning districts.
Town of Huntersville	Definitions are below, but the short answer is the setback is measured from the structure and if anything (deck, porch, etc.) is attached to the structure it must also adhere to the setback for the structure. However, balconies, stoops, stairs, open porches, bay windows, and awnings are permitted to encroach into (front) setback area up to 8 feet per Article 4 of the Zoning Ordinance for detached and attached houses. Subordinate attached structures are allowed to encroach into the rear yard for single family homes per Article 8.8.9 .9 Subordinate structures attached to single family homes, such as decks, garages, porches, utility rooms, and similar features may extend into the required rear yard up to 25% of its depth, and may consume up to 20% of its area. Attached garages accessed from rear alleys may extend into the required rear yard to within 3' of the alley right-of-way encroachment, and may consume up to 50% of its area.
Kitty Hawk	Kitty Hawk codes states that anything over 30" from grade must comply with the setback requirements with a few exceptions: -HVAC stands can encroach 5' into side yard setbacks -Uncovered front porches and steps can encroach 4' into front setbacks -Roof eaves or overhangs, firewalls, elevated bay windows, elevated fireplace projections, and light fixtures can encroach up to 2' into any setback
City of Lenoir	City of Lenoir measures from the property line to anything that adds to the building's footprint. So steps and decks, yes. If the applicant can show that the eaves or awning on the roof extend far out from the foundation, we wouldn't count that.
City of Mebane	We interpret our UDO as requiring us to measure from any structure needing a building permit; at-grade patios, pergolas, etc., are not included. This would include features outside the four walls of the primary structure. We have separate setbacks for accessory structure smaller than 12x12.
Town of Montreat	Historically, building setbacks are typically intended to separate primary building massing (i.e. main walls) from other buildings and/or to create light/air and fire-breaks between buildings. Setbacks are typically measured from property lines.
Perquimans County	We measure from any part of the structure, including porches, stairs, etc. Exceptions are specifically defined in the ordinance for lots with road frontage on 2 sides.
Town of Red Oak	Setback distances shall be measured from the road right-of-way line or property line to a point on the lot that is nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it, nor a building part allowed to encroach into a setback.
City of Roxboro	In Roxboro Our Ordinance states the setback is to the property line (which may or may not coincide with the ROW in some situations). Also, for the front setback, any part of the footprint is used to measure the distance, such as a porch, deck, step, etc. In the rear and side yards, uncovered decks, porches, etc. are allowed to be up to 5' away from a property line, so we only consider the covered portion of the structure setback from the property line and uncovered items can be closer.
City of Wilson	We measure structures from the exterior of the building to the right-of-way or property line. We have some exceptions for porches, steps as noted in Chapter 4 of our UDO. See Section 4.5.4 for Exceptions at www.WilsonNC.org/UDO.