



CITY OF KEENE

In the Year of Our Lord Two Thousand and _____ Twenty Five

AN ORDINANCE Relating to Definitions of Accessory Structure, Setbacks and Build-to Dimensions

Be it ordained by the City Council of the City of Keene, as follows:

That Chapter 100 of the Code of Ordinances of the City of Keene, New Hampshire, as amended, is hereby further amended by deleting the stricken text and adding the bolded and underlined text, as follows:

- I. That Article 29 “Definitions” be amended to modify the definitions of Building Setback, Build-to Line, and Build-to Zone, as follows:

Accessory Structure – **Any** structure that is subordinate and customarily incidental to a principal structure that is located on the same lot.

Building Setback - The required minimum ~~or maximum~~ distance **all buildings or structures** must be located from a lot line, which is unoccupied and unobstructed by any portion of a building or structure, unless expressly permitted by this LDC.

Build-To Line (BTL). A build-to line (BTL) is a set line on a lot, measured perpendicularly from the applicable lot line, where **all principal buildings or principal structures** must be located. The building façade line of **all principal buildings or principal structures** must be located on the build-to line. Façade articulation (e.g. window or wall recesses and projections) are not counted as the building façade line, which begins at the applicable façade wall.

Build-To Zone (BTZ). A build-to zone (BTZ) is the area on a lot, measured perpendicularly from the lot line, within which **all principal buildings or principal structures** must locate, **unless they cannot be located within the BTZ due to the presence of existing or proposed principal buildings or principal structures.** A BTZ sets a minimum and maximum dimension within which the building façade line must be located (e.g. 0-5-ft). Façade articulation (e.g. window or wall recesses and projections) are not counted as the building façade line, which begins at the applicable façade wall.

Setback, Front - The required minimum ~~or maximum~~ distance that **all buildings or structures** must be located from the front lot line, **unless expressly permitted by this LDC.**

Setback, Rear - The required minimum ~~or maximum~~ distance that **all buildings or structures** must be located from the rear lot line, **unless expressly permitted by this LDC.**

Side Setback - The required minimum ~~or maximum~~ distance that all buildings or structures must be located from the side lot line, unless expressly permitted by this LDC. A side setback may be measured perpendicular to the interior side setback or to the corner side lot line.



Jay V. Kahn, Mayor

A true copy:

Attest: 
City Clerk

PASSED: September 18, 2025