Paint Creek & Clinton River Trails
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Ideas, Strategies and Policies from Master Plan that relate to Mixed Uses
Trailway Setbacks

- 704 Woodward: Zoned I-1. Approx. 13 ft. from property line, 78 ft. from edge of trail.
- 607 Woodward: Zoned I-1. Approx. 12 ft. from property line, 80 ft. from edge of trail.
Trailway Setbacks

210 Campbell
Zoned I-2. Approx. 0 ft. from property line, 58 ft. from edge of trail.
Trailway Setbacks

SEC. 2012. – PARCELS ABUTTING PUBLIC TRAILS.

A. Definition. For the purpose of this section “trailway” shall refer to a parcel of property on which the Paint Creek or Clinton River Trail is located.

B. Any building located in single, multiple, or mixed residential districts shall be setback a minimum of 25'-0" or the required yard setback for that district, whichever is greater, from a public trailway of the Paint Creek trail or the Clinton river trail. No buildings, structures, parking lots, dumpster pads, or other impervious surfaces may be located in this setback, with the exception of a six-foot wide (max. width) sidewalk or boardwalk.

C. Any building located in the OTR (former RP), or industrial districts shall be setback a minimum of 40'-0" from a public trailway of the Paint Creek trail or the Clinton River Trail.

D. Development within the OTR or industrial districts shall provide a 20-foot-wide naturalized buffer along the trailway consistent with the requirements of sec. 2804(e)(5). Screen Wall.
Trailway Setbacks

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D. A 20-foot vegetated strip shall be provided from the edge of any property occupied by the Paint Creek or Clinton River Trail that abuts the OTR or industrial districts. No buildings, structures, parking lots, dumpster pads, or other impervious surfaces may be located in this setback, with the exception of a six-foot wide (max. width) sidewalk or boardwalk. The purposes of the 20-foot vegetated strip are to provide access to all sides of the building in the interest of public safety, provide access for maintenance of the building and site, and to provide access for trailway monitoring and protection. Property owners are encouraged to maintain a "vegetated strip setback", which is intended to have a rich diversity of vegetation so as to filter stormwater and enhance the naturalize environment along these areas of the trailway.

1. The landscaping shall be incorporated into the natural topography to the greatest extent possible.
2. Existing vegetation within the required vegetated strip shall be preserved to the maximum extent possible.
3. The vegetated strip should include a diverse native planting mix to reduce maintenance needs, promote natural landscapes, and increase infiltration potential.
4. Vegetation may include trees, woody shrubs, and meadow/wetland herbaceous plants.
5. Fertilizers and pesticides should not be used.
Examples of Trailway Connections
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E. Any building in any other zoning district shall be setback a minimum of 20’-0” to a public trailway of the Paint Creek Trail or Clinton River Trail.

F. Any access to a public trailway must be reviewed by the appropriate trailway organization for compliance with best practices including proximity and design of trailheads prior to final site plan approval.
Trailway Setbacks
Q & A