

Chapter 19.630 – YARD REQUIREMENTS AND EXCEPTIONS

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19.630.040 Permitted projections into required yards.

A. Cornices, eaves, belt courses, sills bay windows, buttresses, or other similar architectural features may project up to four feet into a required front yard area and may project into a required side or rear yard area up to four inches per one foot of width of such yard.

B. Fire escapes may project up to four feet into any required yard area.

C. Open, unenclosed, and uncovered staircases or balconies may project up to 2.5 feet into any required yard area.

D. ~~First floor, uncovered porches, platforms, or landings may project into the required front yard area a distance not exceeding 20 percent of such yard. In no case shall it extend more than five feet into the required front yard area. Such porches, platforms, or landings may project up to three feet into a required side or rear yard area. An openwork railing, not more than two and one-half feet in height, may be installed on such porch, platform, or landing. Single-story porches may encroach into the required front yard up to 20% of the yard length or six feet, whichever is less.~~

E. Permitted projections into required yards for RA-5, RE, RR and R-1 Zones

1. Flexible yard setbacks.

a. In the R-1 Zones, on local streets only, where the residential structure has the garage set back ten or more feet from the required front yard setback, the habitable portion of the residential structure may extend into the front setback up to a maximum of five feet.

b. In conjunction with the consideration of a tentative tract or parcel map in the R-1-7000 Zone, interior side yard setbacks may be reduced to five feet provided a minimum distance of 15 feet is maintained between adjacent dwellings.

c. In the R-1 Zones, portions of the dwelling may encroach up to ten feet into the required rear yard setback provided that the encroachment does not exceed 500 square feet in total area.

2. Additions to established dwellings. For lawfully established dwellings that do not conform to the side yards required in the RC, RR, RE and R-1 Zones additions may be constructed within such required side yards if such additions are located not closer to the side lot line than the existing dwelling; provided, that in no case shall such additions be located closer than five feet to interior side lot lines or ten feet to street side lot lines.

3. Garage in the R-1-7000 Zone. In the R-1-7000 Zone, a garage that is an integral part of the main dwelling may be located not closer than five feet to any interior side lot line.

E. A minimum distance of three feet shall be maintained between all projections and any property line.

(Ord. 7331 §99, 2016; Ord. 6966 §1, 2007)