

Chapter 20.48

YARDS

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20.48.010 Yards -- Generally.

- A. In any case of an irregularly shaped lot where the yard requirements do not clearly apply, or lots having unusual design, location, or relocation to adjacent lots, the planning commission shall establish the requirements in conformity with the intent of the definitions for yard area.
- B. Front, side and rear yards shall be unoccupied and unobstructed by buildings or structures from the ground upward except as set forth elsewhere in Chapters 20.02 through 20.67.
- C. For the purpose of measuring yards, the outside edge of cantilevered roofs shall be made from the edge thereof.
- D. Building Setback Lines and Lot Frontage Lines. To assure conformance to right-of-way widths of streets established by any street plan of the city, building setback lines and lot frontage lines shall be measured from right-of-way lines determined by the city, or measured from the existing centerline of streets to include one-half of the right-of-way width required for the streets as established on any street plan of the city. In areas where no street exists, building setback lines and lot frontage lines shall conform with established rights-of-way of any street plan of the city. In cases where it is determined by the city engineer or the city council that a right-of-way of less than sixty feet is required, the required setback shall be measured from the approved right-of-way line. (Ord. 765, September 2003.)

- 20.48.020 Yards -- Front.** In any R district where more than fifty percent of the developed structures in a block fronting on one side of the street or where adjoining lots on each side of a single lot are developed, with street frontage setbacks different than that required for the district in which located, new residential structures may adopt a street frontage setback dimension which is the average of the existing setbacks in the block or of the two adjoining lots. In no case shall this dimension be less than twenty-five feet. In no case shall a garage be set back less than twenty-five feet. (Ord. 765, September 2003.)

20.48.030 **Projections into yards.**

- A. Certain architectural features may project into any required yard as follows: Cornices, canopies, eaves, bay windows, balconies, or similar architectural features may project a distance not to exceed three feet. Fire escapes may project a distance not to exceed four and one-half feet, provided all projecting portions are at least eight feet above ground level.

- B. Fences erected in conformance with the provisions of Chapter 20.02 through 20.67 may project into required yards for purposes of enclosure of property. (Ord. 765, September 2003.)

20.48.040 **Excavation or Material Removal.** The on-site excavation, grading or removal of material for normal facilities, or where such removal is motivated by land, leveling or construction requirements as its prime objective, is permitted in all districts. Provided, however, that except where permitted, nothing in Chapters 20.02 through 20.67 shall be construed as permitting any ground excavation in any zone within any district for the purpose of conducting commercial sand, rock and gravel by-products operations. (Ord. 765, September 2003.)