

Amendment #A7
Revision of Section 29-4.1(c)(2) Exceptions and Encroachments – Yard Areas
Table 4.1-5

Text to be added shown in **BOLD** and text to be removed shown in ~~strikethrough~~

ARTICLE 4. FORM AND DEVELOPMENT CONTROLS

Sec. 29-4.1. Dimensional summary table.

- (a) *General dimensional standards.* The following Tables 4.1-1 to 4.1-3 state the dimensional standards for residential, mixed use, and special purpose districts contained in chapter 29-2 (zoning districts). In case of a conflict between the dimensions shown in this [section 29-4.1](#) and the dimensions shown for individual districts in [chapter 29, article 2](#), the provisions of this [section 29-4.1](#) shall apply. In each table, a blank cell indicates that there is no standard for that dimension or measurement. (See section [chapter 12A](#) of the City Code for additional required building setbacks from stream corridors. See [section 29-4.1\(b\)\(2\)](#) (solar orientation density bonus) and [section 29-4.1\(b\)\(3\)](#) (rural cluster density bonus), for additional information related to dimensional standard reductions and bonuses).

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- (c) *Exceptions and encroachments.*

(1) *Height.* Table 4.1-4 identifies exceptions to those height limits shown in section 4.1(a) and (b) above.

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(2) *Yard areas.* Table 4.1-5 identifies exceptions and encroachments to required yard areas. Except for permitted exceptions in the table, every part of a required yard or court shall be open and unobstructed from its lowest point to the sky.

Table 4.1-5: Yard Area Exceptions				
Structure, Feature, or Use		Yard Encroachment (maximum)		Conditions or Limits
Building sills, belt courses, cornices, chimneys, buttresses, ornamental features, eaves, and rain barrels		2 ft. into a yard		
Canopies or open porches		6 feet into front or rear yard		Roof area limited to 60 sf or less; Porch cannot be enclosed
Driveways	Single- and Two-Family Residential	Up to a 2-car garage	Permitted to a maximum width of 20 ft. in any front, rear, side, or corner side yard	Single- and two-family residential driveways shall maintain a setback of 5 ft. from the side property line and shall not occupy more than 50% of the lot width.
		3-car garage	Permitted to a maximum width of 28 ft. in any front, rear, side, or corner side yard	
		Shared duplex driveway	Permitted to a maximum width of 36 ft. in any front, rear, side, or corner side yard	
	Multi-Family, Commercial, and Mixed-Use	Permitted to a maximum width of 24 ft. (one-way, in or out), and 36 42 ft. without a turning analysis, (combined, in and out) in any front, rear, side, or corner side yard		Multi-family, commercial, and mixed-use driveways shall maintain a setback of 10 ft. from any side property line adjacent to a Residential district, or as determined by the required driveway radius.
Lot boundary fences, walls, and retaining walls		Permitted up to lot line		May not encroach on public right-of-way or adjacent property without consent of owner
Open fire escape		Into side yard, by no more than ½ the side yard width		Cannot extend more than 4 feet from the building
Open paved terraces		10 feet into front or rear yard		
Solar or geothermal energy equipment		Permitted in a side or rear yard		Not within 2 feet of a side or rear property line