

Table 21A.36.020.B – Obstructions in Required Yards

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR Districts where no accessory building is permitted in any required yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot		X3	X
Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential districts. This requirement shall also apply to nonresidential districts unless otherwise authorized	X	X	X
Architectural ornament not elsewhere regulated projecting not more than 4 inches <u>two (2) feet</u> and remains at least <u>two (2) feet from property lines</u>	X	X	X
Awnings and canopies, extending not more than 2 1/2 feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only	X	X	X
Balconies projecting not more than 5 feet			X
Basketball hoop and backboard on or adjacent to permitted driveways	X	X	X
Bay windows which are 1 story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line	X	X	X
Below grade encroachments underground obstructions when there is no exterior evidence of the underground structure other than entrances and required venting provided there are no conflicts with any easements or publicly owned infrastructure or utilities	X	X	X
Breezeways and open porches			X
Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements <u>Mechanical equipment shall be located not less than 4 feet from a lot line subject to the provisions in 21A.40.100. Swamp coolers and window mounted units may be 2 feet from a lot line</u> Structures less than 4 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title	X	X	X
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
Changes of established grade of 4 feet or less except for the FP and FR Districts which shall be subject to the provisions of	X	X	X

subsection 21A.24.010.P of this title. (All grade changes located on a property line shall be supported by a retaining wall.) Grade changes greater than 4 feet in height provided the grade change includes a retaining wall, a horizontal step that is a minimum of 3 feet in depth is provided for every 4 vertical feet of retaining wall.			
Changes of grade within the Northwest Quadrant Development Area and Eco-Industrial Buffer Area as identified in section 21A.34.140 of this title to reach an elevation as required for drainage by the Department of Public Utilities	X	X	X
Chimneys projecting 2 feet or less into the yard must be located not less than 2 feet from a lot line		X	X
Decks (open) (<u>uncovered</u>) 2 feet high or less	X	X	X
Eaves, not including gutters projecting 2 feet or less into the <u>required yard. 4 foot eave may project into a 20 foot yard area</u> <u>Where a 20 foot yard is required, eaves may project 4 feet into the yard.</u>	X	X	X
Fallout shelters (completely underground), conforming to applicable civil defense regulations and located not less than 4 feet from a lot line			X
Fences or walls subject to applicable height restrictions of chapter 21A.40 of this title	X	X	X
Fire escapes projecting 4 feet or less			X
Flagpoles:			
Residential Districts: 1 permanent flagpole per street frontage	X	X	X
Nonresidential Districts: 3 flagpoles per street frontage	X	X	X
Subject to provisions of subsection C, table 21A.36.020C of this section			
Ground mounted utility boxes subject to the provisions of section 21A.40.160 of this title	X	X	X
Ham radio antennas subject to provisions of subsection 21A.40.090D of this title			X
Landscaping, including decorative berms 4 feet or less in height with no grade change along any property line, provided that if such landscaping obstructs the visibility of an intersection the City may require its pruning or removal	X	X	X
Laundry drying equipment (clothesline and poles)	X	X	X
Other accessory structures not regulated elsewhere shall be limited to 7 feet in height and 100 square feet in area	X	X	X
Parking, carports and covered parking spaces except as otherwise expressly authorized by section 21A.44.060 of this title			X
Patios on grade	X	X	X
Patios on grade (attached, covered and unenclosed) maintaining a minimum 15 foot setback from the rear property line			X

Porches (attached, covered and unenclosed) projecting 5 feet or less			X
Recreational (playground) equipment, private			X
Recreational (playground) equipment, public park or public open space	X	X	X
Refuse and recycling dumpster			X
Removable ramp for persons with disabilities (when approved as a special exception) <u>Accessibility ramps and lifts</u>	X	X	X
Satellite dish antennas		X	X
Signs, subject to the provisions of chapter 21A.46 of this title	X	X	X
Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line	X	X	X
Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X
Window mounted refrigerated air conditioners and evaporative "swamp" coolers located at least 2 feet from the property line.	X	X	X
Window wells not over 6 feet in width and projecting not more than 3 feet from structure	X	X	X

Table 21A.36.020.C – Height Exceptions

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All zoning districts except those listed in 21A.24 Commercial, Manufacturing, Downtown, FB-UN2, FB-MU, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses ¹	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
<u>Other structures when required by building code</u>	<u>As required by building code</u>	<u>All zoning districts when required by building code</u>
<u>Mechanical equipment p Parapet wall, railing, fence, or other safety feature or structure</u>	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts