

PLANNING AND ZONING

9 Attachment 2

Encroachments Permitted in Required Yards and Open Spaces*												
(*Blank boxes in chart indicate situations in which no encroachment is permitted.)												
Type of Encroachment	Section No. Reference	9126.22	9126.221	9126.23	9126.24		9126.25		9126.26	9126.27	9126.28	
	Type of Yard	Future Right-of-Way Areas	Parking Setback (between street or alley & garage door or parking space)	Front Yard	Side Yard		Rear Yard		Passageway	Space Between Buildings (on same lot)	Usable Open Space	
					Less than 60¢ from front lot line	60¢ or more from front lot line	50% of area – building encroachment permitted	50% of area required to remain open				
Main Building	Addition to single-family dwelling (except an addition of an ADU)						Permitted for single-family use only. One-story, 16¢ max. height. Not less than 5¢ from rear lot line. Maintain required side yard. Not less than 4¢ from side property line.					
Accessory Buildings	Accessory dwelling unit						One-story, 16¢ max. height. Not less than 4¢ from rear lot line. Maintain required side yard. Not less than 4¢ from side property line.					
	Other accessory buildings & structures – one-story, 15¢ max. height					Permitted. If less than 3¢ from interior lot line, building wall to be at 1² from lot line, no wall openings facing adjoining property, and prevent drainage onto adjoining property.						
Projections from Buildings	Eaves, awnings & shading devices		Same as permitted in overlapping front, side, or rear yard.	May project up to 5¢ into required yard but not less than 2-1/2¢ from lot line.	At least 2-1/2¢ from lot line.		May project up to 5¢ into required yard but not less than 2-1/2¢ from lot line.		Horizontal separation between eaves to be at least 1/2 of the required space between buildings.		Permitted.	
									For passageway adjoining lot line eaves projection into required passage-way to be not more than 1/2 of required passageway width.			
	Architectural features – cornices, sills, etc.		Not more than 1-foot projection.									Permitted.
	Utility meters		No restriction.									
	Unenclosed & unroofed stairways, landings, porches & balconies			Platform or stair treads not more than 3¢ above finished grade. Railing may extend not more than 3-1/2¢ above such platform or tread. All such structures prohibited within 5¢ of any existing or future street right-of-way.								
	Cantilevered portions of building with at least 8¢ headroom below										Permitted.	
	Chimneys & fireplaces Cantilevered mechanical equipment					May project up to 2-1/2¢ into required yard but not less than 2-1/2¢ from lot line.			May project up to 2-1/2¢ into required yard but not less than 2-1/2¢ from lot line.			

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	Ground supported mechanical equipment, abutting or attached to building				Not less than 5¢ from lot line.				Not less than 5¢ from lot line. No obstruction of human passage around & between buildings.		
	Covered porches			May project up to 5¢ into the required yard. Covered porches are limited to the first floor, and shall be open on all three sides (support structures, arches and other architectural elements not to exceed 10% in the vertical plane). Must be architecturally compatible to existing structure (including, but not limited to, tie-in rooflines, matching roof and building materials, and colors). Covered porches exceeding 50% width or properties with less than the required 20¢ or 20% front yard setback, are subject to Administrative Design Review and may encroach up to 5¢ into required yard, but not less than 10¢ from lot line.							
Free-Standing Mechanical Equipment					Not less than 5¢ from lot line; except, with a 5¢ to 6¢ high solid masonry wall along lot line, equipment may abut wall if equipment not higher than wall and if there is at least 5¢ separation between equipment and main building.						
Utility-Owned Facilities	Pole lines	Permitted in approved easements.									
	Other aboveground facilities – transformer boxes, pedestal terminals, etc.	Located in approved easement. Height above finished grade not more than 3-1/2¢.		Located in approved easement. Height above finished grade not more than 3-1/2¢.	Located in approved easement. Height above finished grade not more than 6¢. No obstruction of human passage around and between buildings.						
Swimming Pool					Not less than 5¢ from lot line.					Permitted	
Fences, Walls, and Hedges		Same as permitted	Same as permitted in	Height above finished	Height above finished grade not more than 6¢, or as provided as condition of tract or parcel map approval, or as required by other laws.						

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		in adjoining front or side yard, or as provided as condition of tract or parcel map approval, or as required by other laws	overlapping front, side, or rear yard if driveway gate is provided.	grade not more than 3-1/2¢, or as provided as condition of tract or parcel map approval, or as required by other laws.					Any fence, wall or hedge across passageway to have at least 2-1/2¢ wide opening or gate.		
Landscaping (other than hedges). Outdoor Recreation Equipment and Facilities		Permitted	No obstruction of driveway.	Permitted.							
Outdoor Storage of Bulk Materials, Trash Area (See CMC 9164.1)		Same as permitted in adjoining side or rear yard. Not permitted in front yard area.			Must be screened from public view and not obstruct human passage around and between buildings.						
Outdoor Parking of Automobiles, Boats, Trailers, Recreational Vehicles, etc.		Same as permitted in adjoining front, side or rear yard.	Permitted (not counted as required parking).	Permitted in driveway and as provided in Section 9162.3.	Must be screened from public view and shall not obstruct human passage around and between buildings. This restriction shall not apply to property on which a dwelling is located where the garage door does not face the street.						
Real Estate Advertising Sign		One temporary sign per lot as provided in CMC 9126.7									