

ORDINANCE NO. 562
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINDSAY
AMENDING SECTIONS 18.07.050 AND 18.08.050 OF THE LINDSAY MUNICIPAL CODE
PERTAINING TO ACCESSORY AND GARDEN STRUCTURE HEIGHT LIMITATIONS.

THE CITY COUNCIL OF THE CITY OF LINDSAY DOES ORDAIN AS FOLLOWS:

ARTICLE 1: Section 18.07.050 of the Lindsay Municipal Code shall be amended to read as follows:

18.07.050 Property development standards.

F. Yard Requirements.

1. Front Yard. The minimum front yard shall be fifteen feet; provided, that the distance from the center line of a public street to the rear of the required front yard shall not be less than forty-five feet.

a. On a site situated between sites improved with buildings where such buildings are set back less than the minimum distance required by this section, the minimum front yard shall be the average depth of the front yards on the improved sites immediately adjoining the side lines of the site.

2. Rear Yard. The minimum rear yard shall be five feet. Accessory and garden structures less than seven feet in height may be located within any portion of a rear yard. Accessory and garden structures greater than seven feet, and less than fifteen feet must be located a minimum of five feet from the rear property line. Where construction involves more than one story, including decks, balconies, Accessory and garden structures, and other related platforms with a floor level over five feet in height, the rear yard shall be increased by ten feet for each additional story. Accessory and garden structures less than seven feet in height may be located in any portion of a required rear yard; provided, that any mechanical equipment shall be located at a minimum of five feet from a rear property line adjoining an interior lot in a UR, RA, R or RM district.

3. Side Yards. The minimum side yard shall be five feet, subject to the following conditions and exceptions:

a. On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining key lot.

b. Accessory and garden structures under seven feet in height may be located in any portion of a required side yard, subject to approval under the provisions of Chapter 18.16; provided, that any mechanical equipment shall be located a minimum of five feet from a side property line adjoining an interior lot in the UR, RA, R or RM district.

c. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story; provided, however, that the side yard on the street side of a corner lot, that is not a reverse corner lot, need not be greater than five feet.

4. Garages and Carports. In order to provide sufficient driveway area for vehicle storage and safe vehicle movement, attached or detached garages and carports. shall be subject to following minimum yard requirements:

a. Front and corner side yards: twenty feet.

b. Interior side yard: five feet. Where construction exceeds one story in height, the side yard shall be increased by five feet for each additional story.

c. Rear yard: five feet. Where construction exceeds one story in height, the rear yard shall be increased by ten feet for each additional story.

d. Within new subdivisions, the following additional requirements apply regarding garage configuration and setback:

- i. Detached garages, rear-loaded garages, and side-loaded garages are preferred and should be used whenever possible.
- ii. Front-loaded garages, when used, shall be set back fifteen feet from the facade of the primary dwelling unit, unless an alternate setback distance is approved by the city manager or his designee.
- iii. For the purposes of this subsection, "frontloaded" means garages or carports taking vehicular access perpendicular to adjacent streets.
- e. Garage and carport design elements:
 - i. The architectural details of the street facing facade of any garage, such as window and door design and placement, trim details, and building materials shall be consistent with the features of the primary dwelling unit.
 - ii. Side-loaded garages shall be configured with at least twenty percent of the street facing facade consisting of windows or pedestrian entryway doors.
- G. Distances Between Structures. The minimum distance between a one-family residence and another building shall be ten feet.
- H. Building Height. No building or structure shall have a height greater than thirty-five feet except as required under Chapters 18.17 and 18.18.
- I. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 18.14.
- J. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13. (Ord. 522 § 1,2006; Ord. 514 § 8.2004; Ord. 437 § I (part). 1989)

ARTICLE 2. Section 18.07.050 of the Lindsay Municipal Code shall be amended to read as follows:

18.08.050 Property Development Standards

A. Fences, Walls and Hedges. Fences, walls and hedges shall be permitted in accordance with Section 18.06.050.

B. Site Area. The minimum site area shall be five thousand square feet.

C. Site Area per Dwelling Unit. The minimum site area per dwelling unit shall be as follows:

District	Area Per Unit
RM-MH8	5,000 sq. ft.
RM-3.0	3,000 sq. ft.
RM-2.0	2,500 sq. ft.
RM-1.5	1,500 sq. ft.

D. Frontage, Width and Depth of Site.

1. Each site, other than for a mobile home in a mobile home park, shall have not less than fifty feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty feet provided the width of the site, as measured along the front yard setback line, is at least sixty feet.

2. The minimum width of each site shall be fifty feet.

3. The minimum depth of each site, other than for a mobile home in a mobile home park, shall be eighty feet.

E. Coverage. The maximum site area covered by structures shall be as follows:

District	Coverage
RH-HH8	(Not applicable)
RM-3.0	50%
RM-2.0	60%
RM-1.5	70%

F. Yard Requirements.

1. Front Yard. The minimum front yard shall be fifteen feet, provided that the distance from the center line of a public street to the rear of the required front yard shall not be less than forty-five feet. Any fixed mechanical equipment shall not be located within the front yard.

2. Rear Yard. The minimum rear yard shall be ten feet. Accessory and garden structures less than seven feet in height may be located within any portion of a required rear yard. Accessory and garden structures greater than seven feet, and less than fifteen feet must be located a minimum of five feet from the rear property line. Where construction involves more than one story, including decks, balconies, accessory and garden structures and other related platforms with a floor level over five feet in height, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of the required rear yard; provided, that any mechanical equipment shall not be located closer than five feet from an adjoining property line.

3. Side Yards. The minimum side yard shall be five feet, subject to the following conditions and exceptions:

a. On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard of the adjoining key lot.

b. Accessory and garden structures under seven feet in height may be located in any portion of a required side yard, subject to approval under Chapter 18.16; provided, that any mechanical equipment shall be located a minimum of five feet from a side property line adjoining an interior lot in an UR, RA, R or RM District.

c. Where construction involves more than one story, the side yard shall be increased by five feet for each additional story; provided, however, that the side yard on the street side yard of a corner lot that is not a reversed corner lot need not be greater than five feet.

d. A side yard providing access to more than one dwelling unit shall not be less than ten feet.

e. Garages or carports shall be subject to the setback requirements of subsection 18.07.050F.

G. Distances Between Structures. The minimum distance between a dwelling unit and another structure shall be ten feet.

H. Building Height. No building or structure shall have a height greater than thirty-five feet, except as may be allowed under Chapters 18.17 and 18.18.

I. Signs. No sign or outdoor advertising structure of any character shall be permitted except as provided in Chapter 18.14.

J. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 18.13. (Ord. 437 § 1 (part),

1989)

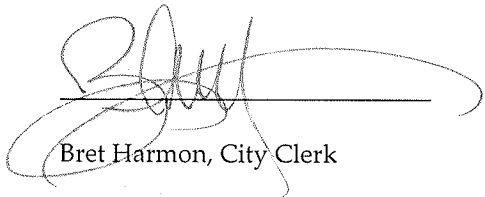
ARTICLE 3. The City Council declares that this ordinance is exempt from the California Environmental Quality Act (CEQA) because it is not a project pursuant to Section 15378 of the CEQA Guidelines.

ARTICLE 4: This ordinance shall be in full force and effect on or after the 30th day after its adoption by the City Council. Within 15 days after its adoption by the City Council, this Ordinance shall be published in full text or in summary in a newspaper of general circulation in the City of Lindsay.

The foregoing ordinance, read by title only with waiving of the reading in full was introduced at a regularly scheduled meeting on the 9th day of January 2018.

PASSED, APPROVED, and ADOPTED at a regular meeting of the City Council held on the 23rd day of January 2018.

ATTEST:



Bret Harmon, City Clerk

CITY COUNCIL OF THE CITY OF LINDSAY



Pamela Kimball, Mayor