

Subsection C of Section 4.20.110: Setback Encroachments and Height Exceptions

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C. **Special Setback Exceptions.** The following setback exceptions shall supersede the standard residential setbacks specified in any base district or lot-size combining zoning district.

1. **Side setback reduction based on area.** A lot whose area is one (1) net acre or less, and is lesser in area than the minimum lot size required by the applicable zoning district, may qualify for reduced side yard setbacks. The following table lists the allowable reduced side yards for ranges of substandard lot sizes.

SUBSTANDARD LOT AREA (net square feet)	MINIMUM SIDE YARD (feet)
3,750 – 5,000	5
5,001 – 6,000	6
6,001 – 8,000	8
8,001 – 10,000	10
10,001 – 20,000	15
20,001 – 1 acre (net)	20

2. **Side setback reduction based on width.** A narrow lot (having an exceptionally large depth-to-width ratio) shall have minimum side yard setbacks equal to 20 percent of the lot width whenever such setback dimension would be lesser than would otherwise be provided for by the Zoning Ordinance. This allowance shall not, however, allow for an exterior side yard setback on a corner lot to be less than 10 feet.

For the purposes of this subsection, width shall be measured across the portion of the lot where the dwelling is or will be located, and the resulting side setback shall be rounded to the nearest whole foot.

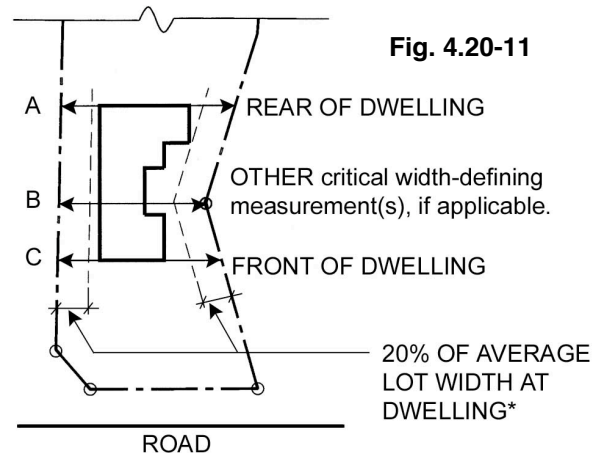


Fig. 4.20-11

$*A+B+C \div 3 = \text{AVERAGE LOT WIDTH}$

$\text{AVERAGE LOT WIDTH} \times 0.20 (20\%) = \text{SIDE YARD SETBACK}$

3. **Rear setback reduction based on depth.** Required residential rear yard setbacks may be reduced to 20 percent of the depth of any lot. For the purposes of this subsection, depth shall be measured through the portion of the lot where the dwelling is or will be located, and the resulting rear setback shall be rounded to the nearest whole foot.
4. **Setback-nonconforming dwellings: Extension of side yard encroachment.** Any legally constructed portion of a dwelling that encroaches into a required side yard setback may be extended lengthwise along the dwelling's side wall plane, subject to the following:
 - a. The new encroachment shall be limited in area to no more than 50 square feet per lot on lots located within urban service areas, and 100 square feet per lot on lots outside urban service areas. Such allowed encroachment may be adjacent to either (or both) side yard(s) provided the new encroaching area does not cumulatively exceed the applicable maximum (50 or 100 square feet). No such encroachment may extend into any front or rear yard setback.
 - b. The floor area limitations of subsection A, above, shall be applied cumulatively to construction permitted after September 21, 1993.
 - c. The additional area of encroachment may not be more than one story nor taller than the existing adjoining wall.
 - d. No greater setback encroachment may result (i.e., the extension may be no nearer to the side property line than the existing wall being extended).
 - e. No portion of a house that is less than three (3) feet from a side property line may be extended under this provision.

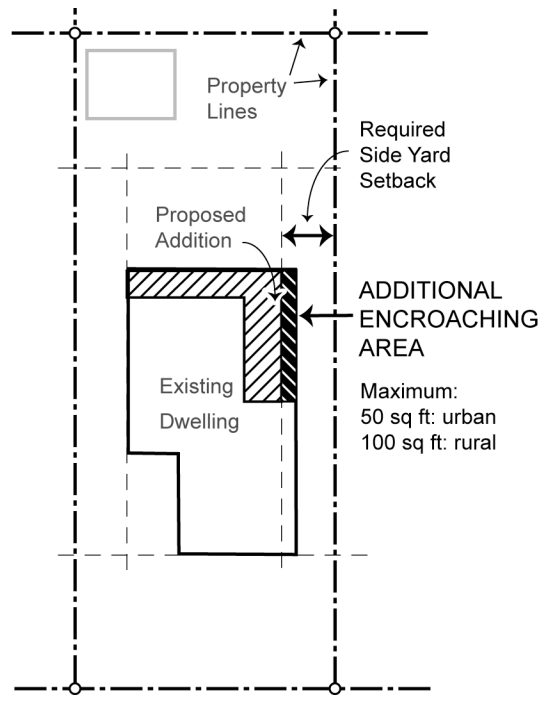


Fig. 4.20-12
Extension of
Side Yard
Encroachment

5. **Setback-nonconforming buildings: Roof-pitch change.** A legally constructed roof that is part of a setback-nonconforming portion of a house

may be replaced by roof of the same or a different design, except where such replacement creates additional (nonconforming) floor area, as defined in Section 1.30.030.

6. **Setbacks established by recorded subdivision.** The placement limitations designated by an applicable recorded subdivision map, including, but not limited to building envelopes, building lines, and setbacks shall supersede the setbacks required by this ordinance, if such limitations are more restrictive than setbacks established by the zoning ordinance.
7. **Setbacks for lots less than one acre within specified substandard subdivisions** in the HS zoning district are contained in subsection A of Section 2.20.070: Additional Development Standards for HS Districts.

D. **Breezeways.**

1. **Covered Walkway/Limited Breezeway.** A limited breezeway may be built to serve as an open walkway between two (2) otherwise detached buildings. The breezeway is considered exempt from the more restrictive setback requirements applicable to either of the buildings connected by the breezeway, if all the following limitations are met:

- a. The roof width, as measured perpendicular to the linear direction of travel from one building to the other, does not exceed eight (8) feet, except as needed at corners;
- b. The breezeway follows a reasonably direct path between each building; and
- c. The breezeway sides are entirely open except for necessary structural supports.

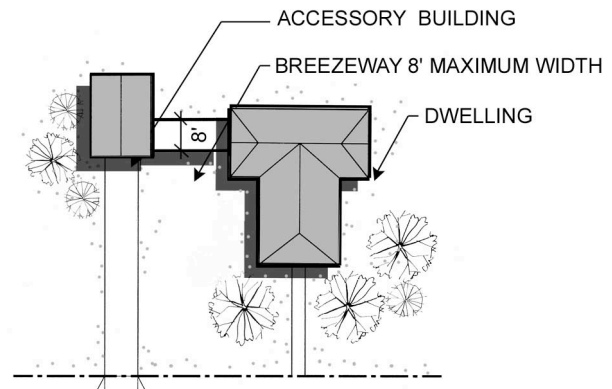


Fig. 4.20-13
Breezeways

2. **Other Breezeways.** Breezeways that exceed the above limitations, or similar structures that connect one (1) or more accessory building to a dwelling, may be allowed provided all portions of the breezeway and connected structures comply with the setbacks applicable to dwellings. Where such a breezeway connects two (2) or more accessory buildings or structures with different setback requirements, the more restrictive setbacks shall apply to all such buildings or structures.