

Chapter 20.26 - SETBACK MEASUREMENT AND PROJECTIONS

Sections:

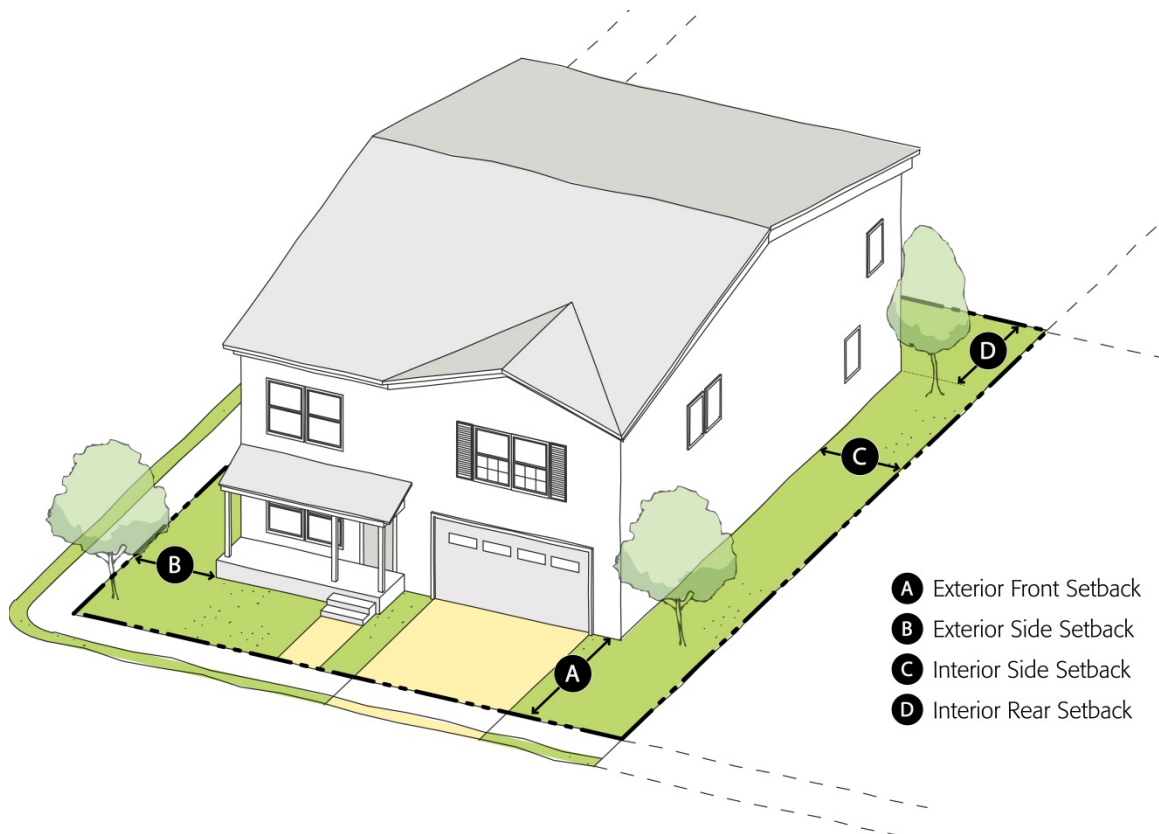
20.26.010 Setback Measurement

20.26.020 Projections

20.26.010 Setback Measurement

Setbacks shall be measured as the distance between the property line and the nearest point of the structure along a line at a right angle to the property line. (See Figure 20.26-1: Setback Measurements.) Minor modifications of no more than 25 percent of the required setback may be approved by the Director of Development Services through the Minor Use Permit process.

FIGURE 20.26-1 SETBACK MEASUREMENTS



20.26.020 Projections

A. Projections over Property Lines.

Structures may not extend beyond a property line or into the public right-of-way, except when allowed with a Temporary Encroachment Permit.

B. Projections into Required Setback.

Building features may extend into required setback areas as shown in Table 20.26-1, subject to the requirements of the Building Code.



TABLE 20.26-1 PROJECTIONS INTO REQUIRED SETBACK

Projecting Features	Maximum Projection into Required Setback	Minimum Distances from Property Lines
Cornices, eaves, canopies, covered patios, architectural features, and similar roof projections [1]	5 feet	One-half of the required setback
Bay windows, balconies, sills, fire escapes, fireplaces, chimneys, and similar wall projections [2]	1.5 feet	None
Open, unenclosed, and uncovered entry porches, stairways, platforms or landing places, and similar entry features [3]	6 feet	None
Wheelchair ramps and similar features for the disabled [4]	None [4]	None
Uncovered patios [4]	None [4]	None

Notes:

[1] Projection allowed if features provide no additional floor area within the building.

[2] Wall projections may not exceed one-third (in aggregate) of the width of the wall in which it is located.

[3] Ground floor only; open railing required with maximum railing height of 30 inches.

[4] May be located in required yards with no restrictions.