



## COMMUNITY DEVELOPMENT DEPARTMENT

**Subject:** Projections into Side Yard Setback

**Issue:** Note 1 of Table 3-2 and Section 18.30.120(F)(7)(b) contain language that may be interpreted in several ways and may conflict. This determination clarifies how close a projection may encroach to the side property line.

**Reference:** Table 3-2 (Allowed Projections into Setbacks); Section 18.30.120(F)(7) (Setback requirements for specific structures and situations - single family dwellings)

**Policy/Procedure:** The following table identifies the allowed projection into the setback and closest distance that the projection may be to the side property line for the various residential zoning districts and setbacks:

Projecting Feature	DRS/DRM (5')		RR/RS/RM/DRH (10')		RR/RS/RM/DRH (8')	
	Projection	Distance from Property Line	Projection	Distance from Property Line	Projection	Distance from Property Line
Balconies, etc.	0 (Zero)	N/A	36"	7'	36"	5'
Chimney, etc.	30"	3'	30"	3'	30"	3'
Canopy, eaves, etc.	24" (w/ non-shed roof)	3' (w/ non-shed roof)	36"	7'	36"	5'
Decks, porches, etc.	0 (Zero)	N/A	36"	7'	36"	5'
Stairway, etc.	0 (Zero)	N/A	36"	7'	36"	5'

**Effective Date:** July 9, 2001

Approved by: \_\_\_\_\_  
Tony Lashbrook, Director