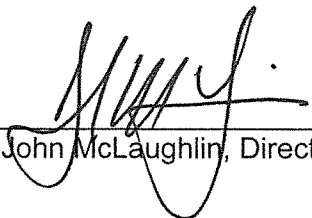


COMMUNITY DEVELOPMENT DEPARTMENT

- Subject:** Encroachment into Front Yard Setbacks on Steep Lots
- Issue:** Development Code Table 2-4 establishes standard setbacks for properties in the Single-Family Residential (RS) zoning district properties as follows: front yard (20 feet), side yard (10 feet) and rear yard (20 feet). Development Code Table 3-2 allows for stairways on residential properties to project into the front yard setback as follows: a "stairway, not attached to a deck, not enclosed, and does not extend above the ground floor as measured from the driveway grade adjustment to the garage or house" may project six feet into the front yard setback. On steep lots, however, additional accommodation may be necessary to allow for construction of a stairway necessary for access to the residence.
- Reference:** Table 2-4 (Residential District General Development Standards); Table 3-2 (Allowed Projections into Setbacks); Section 18.30.120.F.7.a (Setback requirements for specific structures and situations – Single-family dwellings, Front setbacks)
- Policy/Procedure:** For steep lots that qualify for a 50 percent reduction of the front yard setback in accordance with Section 18.30.120.F.7.a, a six-foot encroachment into the reduced 10-foot setback will be permitted for uncovered stairways necessary for access to the residence, including railings that do not exceed current Building Code height requirements. This reduction shall not apply to covered stairs or walkways which may only project into the front yard setback up to the front of the garage or residence per Table 3-2, Note 5. Additionally, this reduction shall not apply to areas within recorded easements or where special setbacks are recorded on the subdivision map. Unique situations may be considered by the Director.
- Effective Date:** June 24, 2013

Approved by:


John McLaughlin, Director