

CHAPTER 17.72 ADJUSTMENTS TO YARD REGULATIONS

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17.72.1 Adjustment to Front Yard Requirements

17.72.2 Adjustment to Side Yard Requirements

17.72.3 Projection from Buildings

17.72.1 Adjustment to Front Yard Requirements.

A. Where existing abutting and adjacent principal buildings have a front yard setback less than required by this Ordinance, any lot's front yard setback may be adjusted to the average of those principal buildings' front yards so long as they are located on same side of the street. For purposes of this Chapter, the term "adjacent" shall mean the property next to the lot's abutting property, if applicable.

B. Where a lot abuts a City street not containing a recorded right-of-way, the minimum setback required from the street containing the unplatted right-of-way shall be the minimum setback required for the zoning district by this title plus an additional thirty-three (33) feet.

C. Notwithstanding anything in this title to the contrary, lots located on the south side of Northshore Drive shall have a minimum rear yard (facing Northshore Drive) requirement the greater of:

1. Thirty-three (33) feet from the centerline of the road as platted, or
2. The average of the rear yard of the first building on each side.

17.72.2 Adjustment to Side Yard Requirements. Buildings constructed prior to the effective date of this Ordinance with side yard setbacks of less than required by this Ordinance may have additions erected in line with the existing building and provided further that said addition will be erected no closer to the side lot line(s) than the existing building.

17.72.3 Projection from Buildings. Every part of any required yard shall be open to the sky and unobstructed except:

- A. Awnings, canopies, eaves, solar panels, and similar roof projections may extend into a front, side, or rear yard so long as they do not adversely impact the health, safety, and welfare of the public.
- B. Air conditioners may project into a required side or rear yard setback.
- C. An open, unenclosed, and uncovered deck or paved patio may project into a required front yard for a distance not exceeding ten (10) feet. It may project into a required side or rear yard so long as it is at least five (5) feet from the abutting lot line.