

Chapter 16.115
Lot, Building, & Yard Exceptions

16.115.000 Projections from Buildings

Cornices, eaves, canopies, sunshades, gutters, chimneys, flues and other similar architectural features may project not more than two (2) feet into a required yard or into required open space as established by coverage standards.

16.115.005 General Exception to Building Height Limitations

The following types of structures or structural parts are not subject to the building height limitations of this Ordinance: Chimneys, tanks, church spires, belfries, domes, monuments, fire and hose towers, observation towers, masts, aerials, cooling towers, elevator shafts, transmission towers, smokestacks, flagpoles, radio and television towers, and other similar projections.

16.115.010 General Exception to Lot Size Requirements

If, at that time of passage of this Ordinance, a lot, or the aggregate of contiguous lots held in a single ownership, has an area or dimension which does not meet the lot size requirements of the zone in which the property is located, the lot or aggregate holdings may be occupied by a use permitted outright in the zone subject to the other requirements of the zone and providing, if there is an area deficiency, residential use shall be limited to a single-family residence.

16.115.020 General Exceptions to Yard Requirements

The following exceptions to the front yard requirements for a dwelling are authorized for a lot in any zone:

- A. If there are dwellings on both abutting lots with front yards of less than the required depth for the zone, the front yard for the subject lot need not exceed the average front yard of the abutting dwellings.

If there is a dwelling on one abutting lot with a front yard of less than the required depth for the zone, the front yard for the subject lot need not exceed a depth one-half way between the depth of the abutting lot and the required front yard depth.

- B. To permit or afford better light, air, and vision on more heavily traveled streets and on streets of substandard width; to protect arterial streets; and to have the location of structures compatible with the need for the eventual widening of streets, the Planning Commission may require a setback greater than the required yard specified in the zone.