

# YARD PROJECTIONS

**Please note:** some CSDs and/or Specific Plans may have different requirements.

Projections Into Required Yards (§22.110.090)		
What is allowed?	How far & which yard?	Condition
Eaves, cantilevered roofs	2.5' into any yard	≥ 2.5' from any lot/highway line, ≥ 8' above grade, no vertical supports in yard.
Fireplace Structures	2.5' into any yard	≥ 2.5' from any lot/highway line, Fireplace ≤ 8' in width and not used for closet or usable floor area.
Uncovered porch, deck, platform, landing, with stairs to; > 1' height but not above 1 <sup>st</sup> floor	3' into interior side yard; 5' into front, rear, corner side yards	≥ 2' from any lot/highway line and are open and unenclosed. Railing maximum 3.5' height may be installed.
Awning or canopy	2.5' into interior side yard; 5' into front, rear, corner side yard	≥ 2.5' from any lot line, no vertical supports in yard, extend only over the windows/doors to be protected and max 1' on either side.
Stairway, balcony above first floor	2' into side yard; 4' into front or rear yard.	≥ 3' from any lot line, open and unenclosed, uncovered, except for approved canopy.
Covered patio attached to dwelling	Into rear yard.	≥ 5' from any lot line, maximum 50% rear yard covered without providing replacement open space, permanently unenclosed on at least 2 sides, except for detachable screens

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## Projections Into Required Yards (§22.110.090)

What is allowed?	How far & which yard?	Condition
Rain conductors, spouts, utility-service risers, shut-off valves, water tables, sills, capitals, bases, cornices and belt courses	1' into any yard	
Water heaters, water softeners and gas or electric meters, including service conduits and pipes, enclosed or in the open	2.5' into interior side or rear yard.	≥ 2.5' from any lot line. Gas meters adequately screened from view by structure permitted in front yard, ≥ 2.5' from any lot line
Wall & window mounted air conditioners, coolers and fans	Into any yard.	≥ 2.5' from any lot line.
Ground-mounted air conditioners;	Side yard	≥ 5' from side yard

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## Detached Structures & Equipment In Required Yards (§22.110.040)

What is allowed?	How far & which yard?	Condition
Planter Boxes & Masonry Planters	Front yard	Maximum 3.5' height
Swimming pool	Rear yard	≥ 5' from any lot line.
Guard railing for safety around depressed ramp	Any yard	Open-work railing and unenclosed. Maximum 3.5' height.
Driveways, walkways, patio slabs, wooden decks ≤ 1' height	Any yard	May not exceed 1' above ground level
Swimming pool pumps, heaters	Rear yard	≥ 2.5' from any lot line. Maximum 6' height.
Trash enclosures, movable children's play equipment dog houses	Rear yard	
Temporary signs advertising sale or lease	Front or corner side yard	≥ 10' from highway line