

parking areas, parking of vehicles for purposes of overnight camping or sleeping is prohibited by and shall be subject to enforcement in accordance with Chapter 10.34. (Ord. 1584 § 3, 2012; Ord. 1484 § 14, 2005; Ord. 1277 § 5, 1995).

17.16.020 Yards.

A. Definitions and Purpose.

1. A "yard" is an area along a property line within which no structures, parking spaces or parking backup spaces may be located, except as otherwise provided in these regulations. Yards are intended to help determine the pattern of building masses and open areas within neighborhoods. They also provide separation between combustible materials in neighboring buildings. Yards are further intended to help provide landscape beauty, air circulation, views and exposure to sunlight for both natural illumination and use of solar energy.
2. These regulations provide for two types of yards:
 - a. "Street yard" means a yard adjacent to a local street, State highway, or adopted setback line. Frontages on Highway 101 are not street yards.
 - b. An "other yard" is any yard other than a street yard (i.e. side and rear yards).

B. Measurement of Yards.

1. Street yards shall be measured from the right-of-way line or adopted setback line to the nearest point of the wall of any building.
2. Other yards shall be measured from the property line to the nearest point of the wall of any building.
3. The height of a building in relation to yard standards is the vertical distance from the ground to the top of the roof, measured at a point which is a specific distance from the property line. Height measurements shall be based on the existing topography of the site, before grading for proposed on-site improvements. (Ord. 1365 (2000 Series)(part))

C. Yard Standards.

1. Street yards shall comply with the following:

Table 2: Minimum Street Yards

Zone	Minimum Street Yard
R-1	20 feet
R-2	20 feet
R-3	15 feet
R-4	15 feet
C/OS	20 feet
O	15 feet
PF	As provided in zone of adjacent lot*
C-N	10 feet
C-C	As provided in zone of adjacent lot*
C-D	As provided in zone of adjacent lot*
C-R	As provided in zone of adjacent lot*
C-T	10 feet
C-S	See Chapter 17.46
M	See Chapter 17.48
BP	See Chapter 17.49

* If the zone of adjacent lot does not have its own standard, no street yard is required. Lots separated by streets or other rights-of-way are not considered adjacent. If more than one zone is adjacent, the largest yard shall be required.

2. Other yards shall comply with the following:

Table 3: Minimum Other Yards In R-1 and R-2 Zones

Maximum Building Height *	Minimum Required Yard **
A point this high on the roof of a building:	Must be at least this far from the property line:
(feet)	(feet)
1-12	5.0 (min.in R-1 & R-2)
13	5.5
14-15	6.0
16-17	7.0
18-19	8.0
20	8.5
21-22	9.0
23-24	10.0
25	10.5
26	11.0
27	11.5
28	12.0
29	12.5
30-31	13.0
32	13.5
33	14.0
34	14.5
35	15.0

*Building heights shall be rounded to the nearest whole foot.

** Yards shall be rounded to the nearest 0.5 foot.

Table 4: Minimum Other Yards In R-3, R-4, O And C-N Zones

Maximum Building Height*	Minimum Required Yard**
A point this high on the roof of a building:	Must be at least this far from the property line:
(feet)	(feet)
1-13	5 (min. yard)
14-15	5.5
16-17	6
18-20	6.5
21-22	7
23-24	7.5
25-26	8
27-29	8.5
30-31	9
32-33	9.5
34-35 (max. height)	10

* Building heights shall be rounded to the nearest whole foot.

** Yards shall be rounded to the nearest 0.5 foot.

Table 5: Minimum Other Yards In C/OS, PF, C-C, C-D, C-R, C-T, C-S, M, and BP Zones

<u>Zone</u>	<u>Minimum Other Yard</u>
C/OS	20 feet
PF	As provided in zone of adjacent lot*
C-C	As provided in zone of adjacent lot*
C-D	As provided in zone of adjacent lot*
C-R	As provided in zone of adjacent lot*
C-T	As provided in zone of adjacent lot*
C-S	See Chapter 17.46
M	See Chapter 17.48
BP	See Chapter 17.49

* If the zone of adjacent lot does not have its own standard, no yard is required. Lots separated by streets or other rights-of-way are not considered adjacent. If more than one zone is adjacent, the largest yard shall be required.

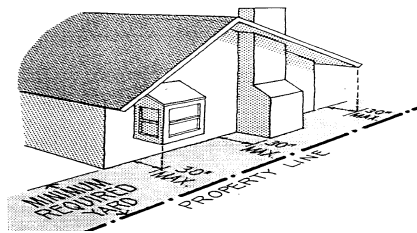
3. Yards with City-required landscape plans and storm water facilities shall be landscaped and maintained in accordance with approved plans.

D. What may Occupy Yards.

1. Utility Structures. Components of public utility systems may be located within street yards when approved by the Architectural Review Commission.
2. Fences, Walls and Hedges. Fences, walls and hedges may occupy yards to the extent provided in Section 17.16.050. (Vegetation may be controlled by the California Solar Shade Control Act.)

3. Arbors and Trellises. Arbors and trellises may occupy yards subject to the extent provided in Section 17.16.050. Arbors and trellises shall not be connected to or supported by a building, nor be designed to support loads other than vines or similar plantings. They are not considered structures for zoning purposes and shall not be used as patio covers.
4. Signs. Signs in conformance with the Sign Regulations codified in Chapter 15.40 may occupy yards to the extent provided in those regulations.
5. Architectural Features. The following and similar architectural features may extend into a required yard no more than 30 inches:
 - a. Cornices, canopies, eaves, buttresses, chimneys, solar collectors, shading louvers, reflectors, water heater enclosures, and bay or other projecting windows that do not include usable floor space (Figure 1).

Figure 1



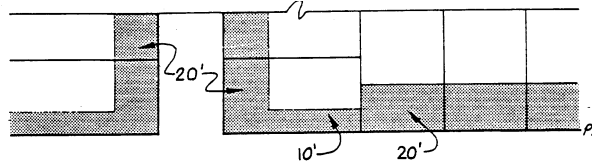
- b. Uncovered balconies, uncovered porches, or decks may extend into the required yard not more than four feet or one-half the required yard distance, whichever is less. Fire escapes, exit stairs or other required exits may be required to meet greater setbacks to comply with Building Code requirements.
 - c. Decks, planters and similar features less than 30 inches above grade may be located within the required yards.
6. Trash Enclosures. Trash enclosures which have been approved by the Architectural Review Commission may be located within a required yard, provided no part of the enclosure is less than three feet from any right-of-way or adopted setback line.
7. Vehicle Parking. Vehicle parking in front yard areas of residential properties shall conform to section 17.17.055 of this code. No person shall stop, park, or leave standing any vehicle, whether attended or unattended, within any street yard or upon any unpaved surface as defined in Sections 12.38.040 and 17.16.020 of this code.
8. Unenclosed Parking Spaces in Other Yards. Unenclosed parking spaces and parking aisles may be located within other yards. For residential properties parking spaces may not be located within the "front yard" area unless consistent with section 17.17.055.
9. Unenclosed. Tandem Parking Spaces. For single dwellings required parking may be approved by the Director to be in tandem where safe and compatible with the surrounding neighborhood.
10. Enclosed and Unenclosed Parking Spaces in Street Yard Prohibited. In no case may an enclosed parking space or required parking space from which vehicles exit directly onto the street be located less than 20 feet from the street right-of-way or setback line except as provided in 17.16.020E.2 below, or as provided in 17.17.055.D.

E. Exception to Yard Requirements. These regulations provide two general types of exceptions to the yard requirements: first, those which the property is entitled to because of physical circumstances and second, those which the City may approve upon request and subject to certain discretionary criteria.

1. Exceptions Property May Be Entitled To.

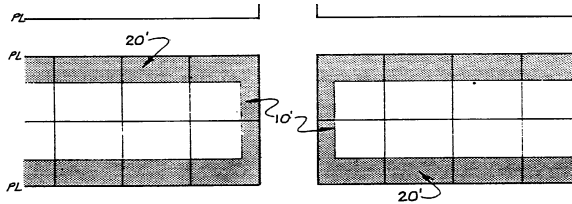
- a. **Street Yards on Corner Lots Recorded Before April 1, 1965.** On corner lots in the R-1 and R-2 zones, recorded before April 1, 1965, the street yard along the lot frontage having the longer dimension shall be not less than 10 feet, as in Figure 2.

Figure 2



- b. **Street Yards on Corner Lots Where Each Corner Lot has Its Longer Frontage Along the Cross Street.** In the R-1 and R-2 zones, when each corner lot on a cross street has its longer frontage along the cross street, as in Figure 3, the street yard along the longest frontage shall be not less than 10 feet.

Figure 3



- c. **Street Yard Averaging (developed areas).** Where these regulations require street yards and where buildings have been erected on at least one-half of the lots in a block as of the effective date of the regulations codified in this section, the minimum required street yard shall be the average of the street yards of the developed lots, but in no case less than 10 feet nor more than would otherwise be required.
- d. **Reduced Street Yard for New Structure Providing Additional Creek Setback.** Where a new structure provides a creek setback larger than required by this title, the required street yard shall be reduced one foot for each one foot of additional creek setback, so long as the street yard is at least one-half that required by Table 2.

2. Discretionary Exceptions.

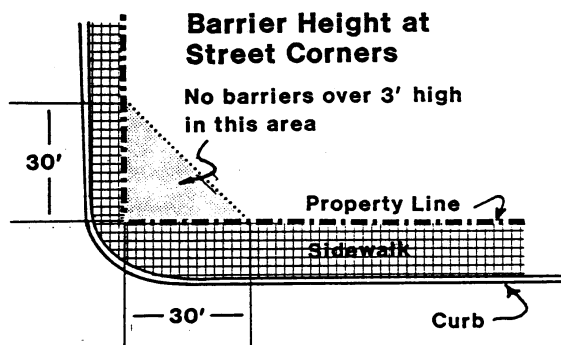
- a. **Reduced Street Yards.** Upon approval of a use permit, or in conjunction with tandem parking approval, the director may allow street yards to be reduced to zero for unenclosed parking spaces. Street yard reductions are not intended to allow for garage conversions. Street yards may be reduced to 10-feet for structures including carports. Reductions may be approved for garages when the driveway is long enough to accommodate a parked car that doesn't overhang the sidewalk (18.5 feet min.).

- b. Variable Street Yards in Subdivisions.** In new residential subdivisions, the entity approving the subdivision may approve variable street yards, to be noted on the approved map, provided the average of the yards on a block is at least 15 feet and no yard is less than 10 feet. Garages or carports which back directly onto the public right-of-way shall maintain a minimum setback so that a parked car doesn't overhang the sidewalk (18.5 feet).
- c. Variable Other Yards in Subdivisions.** In new residential subdivisions, the entity approving the subdivision map may approve exceptions to the other yard standards, with the exceptions to be noted on the map, provided a separation of at least 10 feet between buildings on adjacent lots will be maintained and an acceptable level of solar exposure will be guaranteed by alternative yard requirements or private easements to ensure the development will comply with solar access standards of General Plan Conservation and Open Space Element Policy 4.5.1.
- d. Other Yard Variations in Previously Subdivided Areas.** Upon approval of a use permit, the Director may allow other yards to be reduced to zero under either of the following circumstances:
- i. When there exists adequate recorded agreement running with the land to maintain at least 10 feet of separation between buildings on adjacent parcels and the development will comply with solar access standards of General Plan Conservation and Open Space Element Policy 4.5.1; or
 - ii. When the reduction is for either a minor addition to an existing legal structure which is non-conforming with regard to yard requirements or for a detached single-story accessory structure provided that the Director makes the following findings: (Ord. 1365 (2000 Series)(part))
 - o in the case of a minor addition, that the minor addition is a logical extension of the existing non-conforming structure; (Ord. 1365 (2000 Series)(part))
 - o in the case of a detached single-story accessory structure, that the accessory structure is consistent with the traditional development pattern of the neighborhood and will have a greater street yard setback than the main structure; (Ord. 1365 (2000 Series)(part))
 - o that adjacent affected properties will not be deprived of reasonable solar exposure; (Ord. 1365 (2000 Series)(part)) and the development will comply with solar access standards of General Plan Conservation and Open Space Element Policy 4.5.1.
 - o that no useful purpose would be realized by requiring the full yard;
 - o that no significant fire protection, emergency access, privacy or security impacts are likely from the addition; and
 - o that it is impractical to obtain a 10-foot separation easement pursuant to subsection "i" above.
- All such minor additions and new accessory structures shall comply with applicable provisions of Title 15, Building and Construction Regulations, of this code (see also Chapter 17.14, Non-conforming structures). (Ord. 1365 (2000 Series) (part))
- e. Other Yard Building Height Exceptions.** Upon approval of a use permit, the Director may allow exceptions to the standards provided in Tables 3, 4, and 5 of subsection C2 of this section. Such exceptions may be granted in any of the

following and similar circumstances, but in no case shall exceptions be granted for less than the minimum yard required: (Ord. 1365 (2000 Series)(part))

- i. When the property that will be shaded by the excepted development will not be developed or will not be deprived of reasonable solar exposure, considering its topography and zoning;
 - ii. When the exception is of a minor nature, involving an insignificant portion of total available solar exposure;
 - iii. When the properties at issue are within an area where use of solar energy is generally infeasible because of landform shading;
 - iv. When adequate recorded agreement running with the land exists to protect established solar collectors and probable collector locations;
 - v. When the property to be shaded is a street.
 - vi. Where no significant fire protection, emergency access, privacy or security impacts are likely to result from the exception. (Ord. 1365 (2000 Series)(part))
 - vii. The development will comply with solar access standards of General Plan Conservation and Open Space Element Policy 4.5.1.
- f. **Intersection Visibility.** At the intersections not controlled by a stop sign or traffic signal, no plant, structure or other solid object over three feet high which would obstruct visibility may be located within the area indicated in Figure 4. At controlled intersections, the City Engineer may determine visibility requirements for proper sight distance. (Note: Yard requirements may also be modified by variance, Chapter 17.60; planned development, Chapter 17.62; specific plan, Chapter 17.52; or special consideration zone, Chapter 17.56.) (Ord. 1102 - Ex. A(7), (8), 1987; Ord. 1085 - 1 Ex. A (part), 1987; Ord. 1009 - 1, 1984; Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(C))

Figure 4



Any other exception to the height limits requires approval of a variance as provided in Chapter 17.60.

For height limits of signs, see Chapter 15.40. Sign Regulations. (Ord. 1085 - 1 Ex. A (part), 1987; Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(E))