

SEC. 13-1-101 YARDS. (Ord. 2001-16)

The yard requirements stipulated elsewhere in this Chapter may be modified as follows:

- (a) Uncovered stairs, landings, and fire escapes may project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.
- (b) Architectural projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed three (3) feet.
- (c) Retaining walls are permitted on the property lines in the yards of residential districts, but shall not exceed a height of three (3) feet and shall not be closer than two (2) feet to any public right-of-way. The total height of a retaining wall in any yard may exceed three (3) feet provided that the wall shall be terraced in a manner that for each three (3) foot section of wall there shall be a three (3) foot horizontal terrace to the next three (3) foot section of wall.
- (d) Accessory structures and vegetation used for landscaping and decorating may be placed in the required street yard, side yards, or rear yard but shall not be placed or project into any public right-of-way. Permitted structures and vegetation include flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs, and flowers.
- (e) Off-street parking is permitted in all yards of the districts, but shall not be closer than twenty-five (25) feet to the right-of-way of streets in a residential district or when abutting a residential district.
- (f) Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this Chapter.
- (g) Accessory uses and detached accessory structures are permitted in the rear yard only except where they may be permitted in PUD Planned Unit Development Overlay Districts; they shall not be closer than ten (10) feet to the principal structure, shall not exceed twenty (20) feet in height, and shall not be closer than three (3) feet to any lot line nor five (5) feet to an alley line. For double-frontage lots, accessory structures shall comply with the building setback requirements as stipulated in Section 13-1-105 of this Zoning Code. In RM-2 Districts, detached garages may also be allowed as a Conditional Use in interior side yards and such garages shall be subject to the same maximum height limits and minimum yard requirements as noted herein in Section (g). Approval of interior side yard detached garages shall include a landscaping plan to enhance their visual appearance. (Ord. 2002-26) (Ord. 2006-27)
- (h) Earth station dish antennas, roof-mounted antennas, and tower-mounted antennas are permitted as provided in Section 13-1-25 of this Chapter.