

ARTICLE VII
SUPPLEMENTARY LOCATION AND BULK REQUIREMENTS

7.1 Supplementary Yard Setback Requirements.

7.1.1 Cornices, canopies, eaves or similar roof overhang features and cantilevered balconies may extend into a required yard setback not more than three (3) feet.

7.1.2 Fire escapes required by the IBC or IRC may extend into a required yard setback not more than six (6) feet.

7.1.3 All portions of a chimney shall not extend into a required yard setback by more than two (2) feet.

7.1.4 Bay windows shall not extend into a required yard setback by more than two (2) feet. Such windows shall be a minimum of two (2) feet from the top of the interior floor.

7.1.5 Pergolas. Supporting columns for Pergolas shall meet required yard setbacks. The roof of a pergola shall not extend into a required yard setback by more than five (5) feet.
(Ord. 1006, §1, 2008)

7.1.6 Where the required front yard setback exceeds the side yard setback in the zoning district in which a lot is located, the side yard setback along the street of a normal corner lot (not reverse corner lot) shall be not less than two thirds (2/3) the front yard setback requirement.

7.1.7 The yard setbacks along the street side(s) of a reverse corner lot shall be not less than the front yard requirement for the zoning district in which the lot is located.

7.1.8 Accessory Structures.

A. Detached Accessory Structures

1. Except as otherwise provided herein, Detached Accessory Structures with a floor area of 120 square feet or less are required to be setback a minimum of 3 feet from either: 1) the side and/or rear property line, or 2) the Principle Building and any other Accessory Structure.

a. On Normal Corner Lots, Detached Accessory Structures with a floor area of 120 square feet or less shall have a minimum side yard setback of two thirds (2/3) the front yard setback requirement for the zoning district in which the lot is located.

b. Within the Business District, in the case where an alley is located along the side or rear lot line of the property, Accessory Structures with a floor area of 120 square feet or less shall be setback a minimum of six (6) feet from the alley.

2. Detached Accessory Structures with a floor area of 120 square feet or less located within the side and/or rear yard setback shall not exceed a maximum bearing wall height of eight feet and a maximum building height of 12 feet.

3. Detached Accessory Structures greater than 120 square feet are required to have a Building Permit and shall comply with the required setbacks of the Zoning District within which it is located.

B. Attached Accessory Structures

1. Attached Accessory Structures, regardless of size, are required to have a Building Permit and shall comply with the required setbacks of the Zoning District within which it is located.

(Ord. 1066 §1, 2010; Ord. 1047, §1, 2010; Ord. 1006, §2, 2008)

7.1.9 No part of a yard setback required for a building complying with the provisions of this Ordinance shall be included as a yard for another building.

7.1.10 Chicken Coops. Lots with Single Family Dwellings are allowed up to three (3) hens (roosters are prohibited), for Urban Agriculture purposes only, provided the following Chicken Coop requirements are met:

A. A predator-resistant Chicken Coop is provided which shall include, but is not limited to:

1. A roof or cover that fully encloses the coop.

2. Construction made of sturdy and durable materials that prohibit predator access.

3. A door or opening to the coop that can be secured shut.

B. Any Chicken Coop shall be located in the rear yard only and is subject to the setback requirement for the zoning district in which the lot is located.

C. The Chicken Coop or the property must be fenced in some manner that the hens are confined to the boundaries of the property.

D. Chicken Coops shall be detached and separated from the Principle Building, or any Accessory Structure, by a minimum of one (1) inch.

(Ord. 1066 §1, 2010; Ord. 1055, §7, 2010)

7.2 Vending Machines. All vending machines must be located within an enclosed structure and not visible from a public street.

7.3 Construction Trailers, RV's and ATV's.

7.3.1 Construction trailers or other structures erected solely in conjunction with any construction project other than a single family dwelling may be located on the site and utilized as a construction office during the time of actual construction.

7.3.2 No more than one (1) RV may be parked outside of a building on any residential lot or subplot provided that the vehicle is kept vacant.

7.3.3 Not more than two (2) ATV's may be parked outside of a building on any residential lot or subplot, and those vehicles shall be shielded from view by fencing or landscape screening.

7.4 Garbage Dumpsters. Garbage dumpsters are prohibited on or adjacent to lots with single family dwellings and duplex dwellings, except those associated with construction under a valid building permit. Dumpsters and dumpster areas for all other uses shall be maintained in a tidy manner; garbage shall not be allowed to accumulate on the ground around the dumpsters.