



ADMINISTRATIVE ORDER #301073

INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: 20.50.020, 20.50.040, 20.50.070

Request for Clarification of front yard setback standards in relation to development of a sport court.

Director's Response:

FINDINGS:

- Front yard setback defined (Section 20.20.046 as amended by Ordinance 299): *A space extending the full width of the lot between the front property line and the yard setback line which is measured perpendicular from the front lot line to the minimum yard setback line.*
- Yard defined (Section): *An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward except by vegetation and except as may be specifically provided in the Code."*
- Projections specifically allowed in the code include the following (Section 20.50.040(G): *Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the rear and side property lines.*
- Aggregate setbacks may be allowed as follows: *For lots with unusual geometry...or site conditions, such as steep slopes, an existing cluster of significant trees, or other unique natural or historic features that should be preserved without disturbance, the City may reduce the individual required setbacks...no rear or side yard setback shall be less than five feet. The front yard setback adjacent to street shall be no less than 15 feet in R-4 and R-6 and 10 feet in all other zones.*

- Aggregate setbacks are approved for this development due to it's being a corner lot and to preserve significant trees.
- Section 20.50.060(B), Purpose, states: *To establish a well-defined single-family residential streetscape by setting back houses for a depth that allows for landscaped front yard.*

CONCLUSION AND DECISION

The Code allows projections for spaces such as decks and porches. Sport courts, swimming pools and the like have a more intensive visual and use impact and are not included in the allowed projections. A sport court would have to meet front yard setbacks. Aggregate setbacks have been approved for this project. Any further variance from the setback rule would require a Zoning Variance application.

original signed by Tim Stewart on 4/9/02

Director's Signature

Date