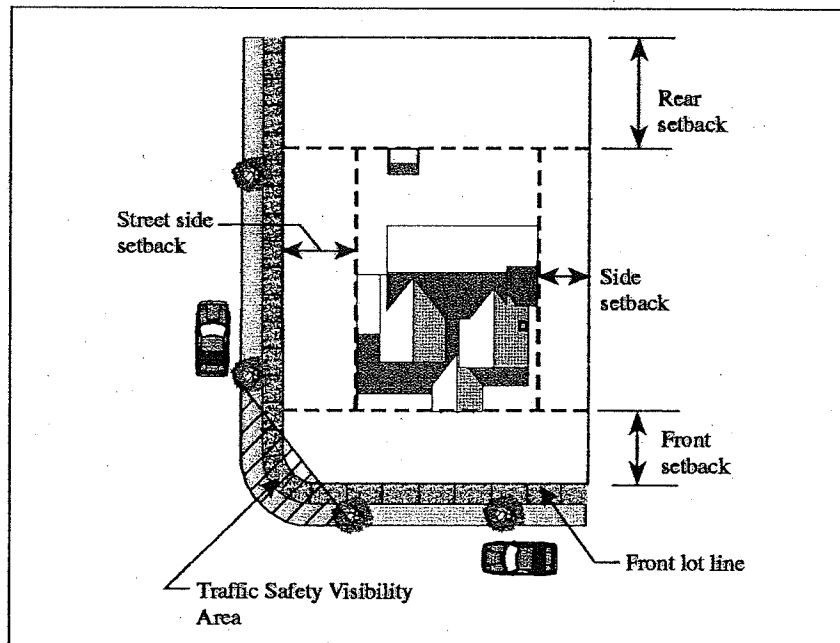


27.20.070 - Setback Measurement and Exceptions

- A. **Purpose.** This Section provides standards for the use and minimum size of setbacks. These standards provide open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation and direct sunlight; separation of incompatible land uses; and space for privacy, landscaping and recreation.
- B. **Setback requirements.**
1. **General requirement.** All structures shall comply with the setback requirements of each zoning district and with any setbacks established for specific uses by this Article, except as otherwise provided by this Section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line; or into an access easement or street right-of-way, without first securing an Encroachment Permit.
 2. **Infill development within previously approved projects.** Where setbacks have been established for individual vacant parcels by a Specific Plan, a PC zoning district applied prior to the adoption of this Zoning Ordinance, a PD zoning district, an approved subdivision map, or other entitlement, those setbacks shall apply to continuing development within the approved project instead of the setbacks required by this Zoning Ordinance.
- C. **Measurement of setbacks.** Setbacks shall be measured as follows, except that the Director may require different setback measurement methods where he or she determines that unusual parcel configuration makes the following infeasible or ineffective. See Figure 3-3. For streets with detached parkways, the property line is assumed to be the back of the sidewalk for the purposes of setback measurement.
1. **Front yard setbacks.** The front yard setback shall be measured at right angles from the nearest point on the front property line of the parcel (or edge of access easement on a private street) to the nearest point of the wall of the structure, except as provided in following Subsections C.1.a and C.1.b. The front property line is the narrowest dimension of a lot adjacent to a street.
 - a. **Flag lots.** For a parcel with a fee ownership strip extending from a street or right-of-way to the building area of the parcel, area of the required front setback shall be determined by the Director.
 - b. **Corner lots.** The measurement shall be taken from the nearest point of the structure to the nearest point of the most narrow street frontage property line. If the property lines on both street frontages are of the same length, the property line to be used for setback measurement shall be determined by the Director.

2. **Side yard setbacks.** The side yard setback shall be measured at right angles from the nearest point on the side property line of the parcel to the nearest line of the structure; establishing a setback line parallel to the side property line, which extends between the front and rear yards.
3. **Street side yard setbacks.** The side yard on the street side of a corner parcel shall be measured from the nearest point of the side property line bounding the street, or the easement for a private road.
4. **Rear yard setbacks.** The rear yard shall be measured at right angles from the nearest point on the rear property line to the nearest line of the structure, establishing a setback line parallel to the rear property line. The Director shall determine the location of the required rear yard setback on a double-frontage parcel.

**FIGURE 3-3
LOCATION AND MEASUREMENT OF SETBACKS**



- D. Exemptions from setback requirements.** The minimum setback requirements of this Zoning Ordinance apply to all development and new land uses, except the following:
1. Fences or walls six feet or less in height above the grade of the site, when located outside of the front setback;
 2. Decks, earthworks, free-standing solar devices, steps, terraces, and other site design elements that are placed directly upon grade and do not exceed a height of 18 inches above the surrounding grade at any point; and

3. Retaining walls less than 30 inches in height above finish grade. Embankments to be retained that are over 48 inches in height shall be benched so that no individual retaining wall exceeds a height of 36 inches.

E. Limitations on uses of setbacks.

1. **Structures.** Required setback areas shall not be occupied by structures other than:
 - a. The fences, walls, and hedges permitted by Chapter 27.26 (Fences, Walls, and Hedges); and
 - b. The projections into setbacks allowed by Subsection F.
2. **Storage.** No front or street side setback shall be used for the storage of scrap or junk.
3. **Parking.** Required residential parking spaces shall not be located within required setback areas. Temporary (overnight) parking is allowable within required setback areas only on paved driveways, in compliance with Section 27.30.080 (Parking Design and Development Standards).

F. Allowed projections into setbacks. Attached architectural features and certain detached structures may project beyond the wall of the structure and into the front, side and rear yard setbacks, in compliance with the following requirements.

1. **Architectural features.** Architectural features attached to the primary structure may extend beyond the wall of the structure and into the front, side and rear yard setbacks, in compliance with Table 3-3. See also Figure 3-4.
2. **Equipment.** Air conditioning, heating, and similar equipment may extend up to 30 inches into side and rear yards, but to no closer than 36 inches to any property line. Swimming pool, hot tub, and spa equipment are instead subject to Subsection G., below.

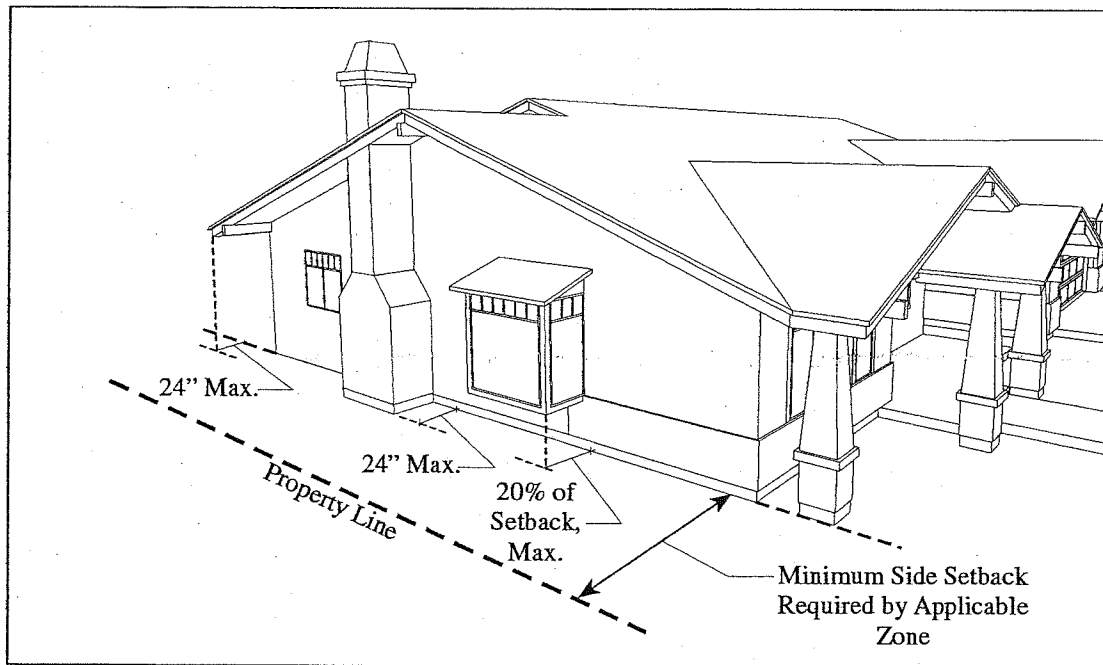
**TABLE 3-3
ALLOWED PROJECTIONS INTO SETBACKS**

Projecting Feature	Allowed Projection into Specified Setback		
	Front Setback	Side Setback	Rear Setback
Bay windows, and similar projecting windows	36 in.	20% of setback (2)	36 in.
Chimney/fireplace, 6 ft. or less in breadth	24 in. (1)	24 in. (1)	24 in. (1)
Cornice, eave, awning, roof overhang	24 in.	24 in. (2)	24 in. (2)
Balcony, deck, porch, which may be roofed but is otherwise unenclosed	25% of setback to a maximum of 6 ft.	20% of side setback; 40% of street side setback	20% of setback
Deck, balcony, porch, stairway - Uncovered, and less than 30 in. above grade	May project to property line		
Deck, balcony, stairway - Covered	Not allowed		

Notes:

- (1) Feature may project no closer than 36 inches to any side property line.
- (2) Feature may project no closer than 24 inches to any property line.

**FIGURE 3-4
EXAMPLES OF ALLOWED PROJECTIONS INTO SIDE SETBACKS**



G. Setback requirements for specific structures:

1. **Accessory structures.** See Section 27.34.170 (Residential Accessory Uses and Structures).
2. **Fences.** See Chapter 27.26 (Fences, Hedges, and Walls).
3. **Decks and other site design elements.** Detached decks, freestanding solar devices, steps, terraces, and other site design elements which are placed directly upon the grade, and which exceed a height of 18 inches above the surrounding grade at any point, shall conform to the setback requirements of this Zoning Ordinance for detached accessory structures. (Note: site design elements less than 18 inches above grade are exempt.)
4. **Swimming pools, hot tubs, etc.** Swimming pools, hot tubs, spas, and associated equipment shall be set back a minimum of three feet from side and rear property lines, and shall not be located within a front setback.

27.20.080 - Solid Waste/Recyclable Materials Storage

- A. **Purpose.** This Section provides standards which recognize the Town's support for and compliance with the California Solid Waste Reuse and Recycling Access Act (Public Resources Code Sections 42900 through 42911).
- B. **Applicability.** These requirements apply to new nonresidential development, or changes to existing development that increase gross floor area by 25 percent or more.
- C. **Extent of storage area required.** Solid waste and recyclables storage areas shall be provided in the number, dimensions, and types required by the local waste hauler. Additional storage areas may be required, as deemed necessary by the Director.

- D. Enclosure requirements.** Storage areas shall be fully enclosed by a six-foot high masonry wall or other solid enclosure that is architecturally compatible with adjacent structures. Gates shall be solid and maintained in continual working order. Landscaping shall be provided to soften and screen the enclosure in compliance with Chapter 27.28 (Landscaping). See Figure 3-5.

**FIGURE 3-5
SOLID WASTE AREA LANDSCAPING**

