

(4) Special Yard Requirements

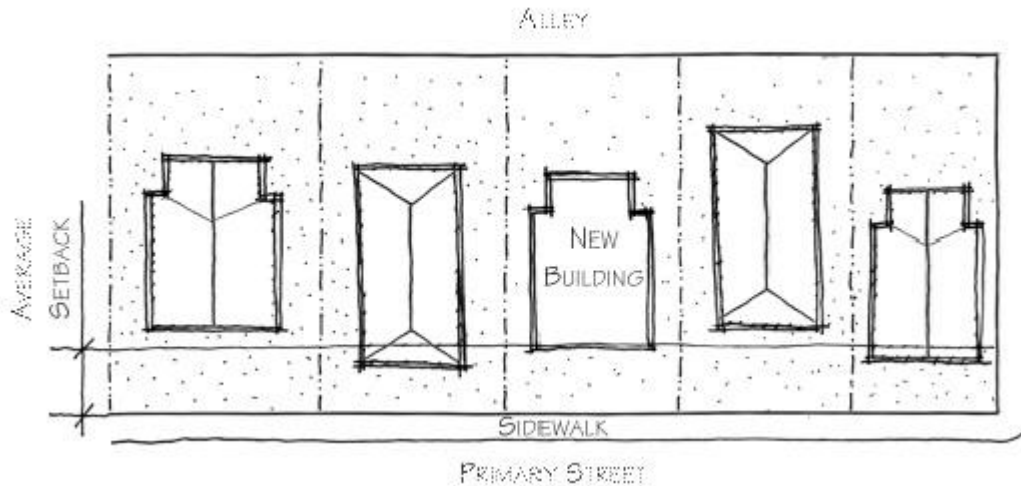
Nothing herein is intended to allow the obstruction of a corner lot sight line as otherwise provided for in the Code of Ordinances.

(a) Front

i. Where the frontage on one side of the street between two (2) intersecting public rights-of-way is divided by two (2) or more districts, the required front yard shall comply with the requirements of the most restrictive district for the entire frontage.

ii. If buildings in a residential block have observed an average setback which is greater or less than the required front yard established for the district, the average front yard of all buildings in the block shall establish the minimum required front yard; but in no case shall the setback be less than the minimums listed below.

	SF-1	SF-2	SF-3	SF-4
Minimum Setback (ft.)	50	30	30	25

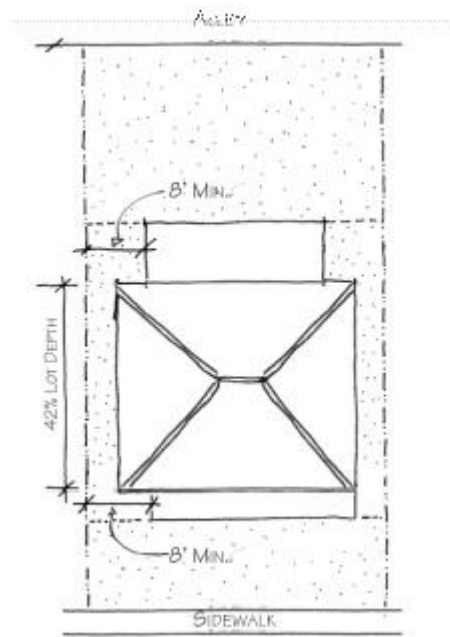


iii. Any vacant lot or lot on which a structure is to be demolished or removed shall be assumed to have a setback equal to the average setback for that block for purposes of computing the average setback as shown in the illustration below [above]. In calculation of the average of the block, all buildings will be used to establish an initial average and then any structure observing a setback greater than ten feet (10') from the initial average will not be used in computing the final block average.

iv. Where lots run through from one street to another and have double frontage, the required front yard shall be provided on both streets unless the building line for accessory buildings has been established along one street by ordinance, approved plat, or by usage, in which event, only one (1) required front yard shall be observed.

(b) Features Allowed in the Required Front Yard

Except as provided in the following subparagraphs, no accessory structure, portable storage container, object, or appurtenance shall be permitted to be placed or maintained in a required front yard in a residential district in the City.



i. A portable storage container may be placed in a required front yard in a residential district for a period not exceeding one week to provide temporary storage for personal property from the residence to facilitate relocation and moving of household items to or from the residence.

(Ordinance 05/30 adopted 9/6/05)

ii. Freestanding columns, not exceeding 2' by 2' in area on a lot that is 60' or less in width, or 3' by 3' in area on a lot that is greater than 60' in width; statuary; bird baths; pedestals; and other art objects. All such features shall be constructed of permanent materials. Not more than four freestanding items shall be located within the required front yard of each platted lot. The total height of any such item, including any light, lamp fixture, capstone or other ornamentation mounted on top thereof, shall not exceed five feet (5') as

measured from the lowest grade abutting the item. Residential lots larger than one acre and located in an SF-1 zoning district may have freestanding columns, including any light, lamp fixture, capstone or other ornamentation mounted on top thereof, not exceeding eight feet (8') in height measured from the lowest grade abutting the item. (Ordinance 08/35 adopted 6/17/08)

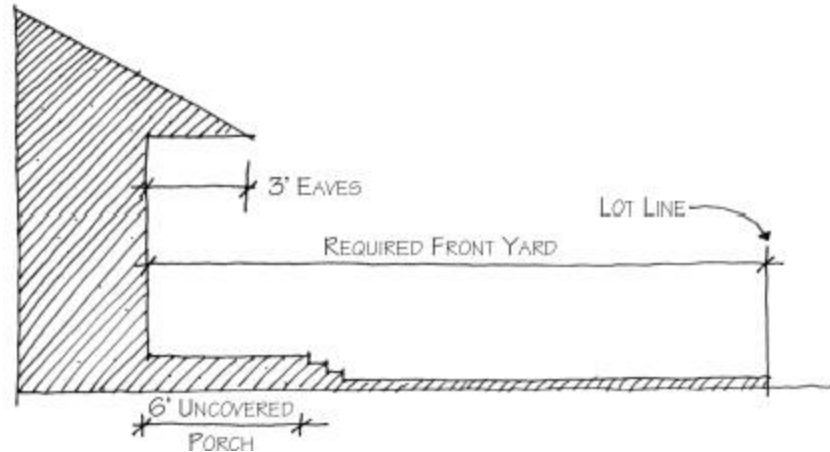
iii. Decorative metal banisters and handrails that have three inches (3") clear vision between vertical posts, provided such vertical posts are a maximum of one inch (1") in width and do not exceed forty-eight inches (48") in height.

iv. Lawn furniture, including benches, tables and stools which do not exceed thirty inches (30") in height.

v. Earth berms for landscaping and screening purposes, constructed of permanent material approved by the Community Development Manager, may be installed in the required front yard, provided that the height of the berm shall not exceed one foot (1') of height for each two feet (2') of horizontal distance. Furthermore, the crown of the berm shall not exceed three feet six inches (3'6") in height. Retaining walls not exceeding the height of the crown of a berm may be used to retain the berm. Berms shall not be located or erected so as to obstruct or interfere with vision of the public street by a vehicle driver entering or leaving the premises by a front drive.

vi. Retaining walls may be constructed in the required front yard provided that such walls are not higher than twenty-four inches (24") above the average natural grade of the front yard.

vii. Eaves and roof extensions may project into the required front yard for a distance not to exceed three feet (3'). Bay windows and chimneys may extend into the required front yard not to exceed eighteen inches (18"). An unenclosed and uncovered porch, not to exceed thirty inches (30") in height from average natural grade to the finished floor, may extend into the required front yard not to exceed six feet (6'). A balcony on the front of any structure shall not extend into the required front yard.



(Ordinance 05/30 adopted 9/6/05)

viii. One flag pole for each platted lot, provided that the height of the flag pole shall not exceed twenty-five feet (25') measured from the natural grade, set back a minimum distance equal to the height of the flag pole, measured at natural grade, from all adjoining property lines. The size of the flag shall be appropriate for the height of the flag pole, but shall in no event exceed twenty-four (24) square feet in area.

ix. Not more than four items of yard art for each platted lot, not to exceed five feet (5') in height or twenty (20) cubic feet in volume for each item, and placed so as to be set back from all adjacent property lines a minimum distance equal to the height of the item of yard art.

x. A lamp post that is not a freestanding column, is not more than six inches (6") in diameter, and is not more than eight feet (8') in height.

xi. All items listed in this subsection as being allowed in a required front yard must be constructed of permanent materials approved by the community development manager.