

§ 25-2-513 - OPENNESS OF REQUIRED YARDS.

- (A) Except as otherwise provided in this section, a required yard must be open and unobstructed from finished grade to the sky. This restriction does not apply to a yard or part of a yard that is not required by this article.
- (B) A window sill, belt course, cornice, flue, chimney, eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.
- (C) Uncovered steps or a porch or stoop that is not more than three feet above ground level may project three feet into a required yard.
- (D) A parking area may be located in a required yard, unless prohibited by Article 10 (Compatibility Standards).
- (E) In a townhouse and condominium residence (SF-6) or more restrictive district, a pool, including a swimming pool, reflecting pool, or fountain, may be located in a required yard.
- (F) Landscaping may be located in a required yard.
- (G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district. A covered porch that is open on three sides may project five feet into a required front yard and/or street side yard.
- (H) A ramp for a new or an existing single-family or duplex residential unit may be constructed in a required yard if:
  - (1) a person with a disability requires access to a dwelling entrance that meets the requirements of the Residential Code, Section R320.6 (Visitable dwelling entrance);
  - (2) the ramp:
    - (a) is no wider than 48 inches, except that any portion of a landing for the ramp required for turns may be no wider than 60 inches;
    - (b) may have a hand railing, but may not have a roof or walls; and
    - (c) the building official determines that the ramp will not pose a threat to public health and safety; and
  - (3) encroachment into the required yard:
    - (a) is the minimum amount necessary to provide access for a person with a disability;
    - (b) does not extend more than three feet into a side yard setback; and
    - (c) is not located in a rear yard setback unless:
      - (i) the dwelling is located on a corner lot;
      - (ii) access is from an alley; or
      - (iii) another requirement of this title prohibits location of the ramp in the front or side yard.

Source: Section 13-2-610; Ord. 990225-70; Ord. 031211-11; Ord. 040826-67; [Ord. No. 20140522-078, Pt. 1, 6-2-14](#).