



City of Hutto

Agenda

**Zoning Board of Adjustment Meeting
Wednesday, June 24, 2020 at 7:00 PM
City Council Chambers**

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

1. CALL SESSION TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

3.1. Remarks from visitors. *(Three minute time limit.)*

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on October 23, 2019. 3 - 9

[Agenda Item Report - AIR-20-223 - Pdf](#)

- 4.2. Consideration of a public hearing and possible action on variance request #1.54 for the property located at 750 Carol Drive, Lot 14, Block S of the Hutto Highlands Section 2, Phase 1 Subdivision, to reduce the minimum side yard building setback standard from 5-feet to 3-feet and 3-inches, within the SF-1 (Single Family Residential) zoning district, as outlined in Chapter 4, Section 10.403.4 of the Unified Development Code (UDC). 10 - 21

[Agenda Item Report - AIR-20-191 - Pdf](#)

5. ADJOURNMENT
6. CERTIFICATION

I, Holly Nagy, certify that this notice of the **June 24, 2020** Zoning Board of Adjustment meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **June 15, 2020 at 4:30 P.M.**




Holly Nagy, City Secretary

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at Holly.Nagy@huttox.gov or call (512) 759-4033 for assistance.

Zoning Board of Adjustment

AGENDA ITEM REPORT



To: Zoning Board of Adjustment

Subject: Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on October 23, 2019.

Meeting: Zoning Board of Adjustment - 24 Jun 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

See attached for the minutes from October 23, 2019.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

[10.23.2019 ZBA minutes \(2\)](#)



MINUTES Zoning Board of Adjustment Meeting

7:00 PM - Wednesday, October 23,
2019

City Council Chambers

1 **CALL SESSION TO ORDER**

Chair Randal Clark called meeting to order at 7:00 pm

2 **ROLL CALL**

Members of the Zoning Board of Adjustment in attendance were Chair Randal Clark, Vice Chair Maureen Rooker, Commissioner Thomas McGowan, Commissioner David Meyer, and Commissioner Wendell Teltow.

Members of the Zoning Board of Adjustment not in attendance were Commissioner Bryan Dempsey.

Members of Staff in attendance were Ashley Lumpkin, Executive Director Infrastructure and Development Services, Ashby Grundman, Director of Development Services and Angel Kavanaugh, Management Assistant.

3 **PUBLIC COMMENT**

Opened to public at 7:01 pm

no public comment

closed at 7:01 pm

A. ***Remarks from visitors. (Three minute time limit.)***

4 **AGENDA ITEMS**

A. ***Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on August 28, 2019.***

Commissioner Wendell Teltow made a motion to accept the meeting minutes for the Zoning Board of Adjustment regular meeting held on August 28, 2019 as

written. Commissioner Thomas McGowan seconded the motion. Motion Carried 5 Ayes to 0 Nays

- B. Consideration of a public hearing and possible action on variance request #1.45 for the property located at 203 Combe Drive, Lot 5, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Vice Chair Maureen Rooker made a motion that agenda items 48- 4H be presented together

Ashby Grundman presented, staff recommends denial on all 7 agenda items for lack of undue hardship.

Shasta Bruce and Shawn Patterson from Pacesetter Homes were in attendance to answer questions.

Motion was made by Commissioner Wendell Teltow to deny variance request #1.45 for the property located at 203 Combe Drive, Lot 5, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays.

- C. Consideration of a public hearing and possible action on variance request #1.46 for the property located at 205 Combe Drive, Lot 6, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.46 for the property located at 205 Combe Drive, Lot 6, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays.

- D. Consideration of a public hearing and possible action on variance request #1.47 for the property located at 207 Combe Drive, Lot 7, Block E of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.47 for the property located at 207 Combe Drive, Lot 7, Block E of the

Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- E. Consideration of a public hearing and possible action on variance request #1.48 for the property located at 202 Clearlake Drive, Lot 11, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.48 for the property located at 202 Clearlake Drive, Lot 11, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode . Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- F. Consideration of a public hearing and possible action on variance request #1.49 for the property located at 206 Clearlake Drive, Lot 9, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.49 for the property located at 206 Clearlake Drive, Lot 9, Block A of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- G. Consideration of a public hearing and possible action on variance request #1.50 for the property located at 217 Timber Brook Drive, Lot 9, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.**

Motion was made by Commissioner Wendell Teltow to deny variance request #1.50 for the property located at 217 Timber Brook Drive, Lot 9, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- H. Consideration of a public hearing and possible action on variance request #1.51 for the property located at 219 Timber Brook Drive, Lot 10, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout**

minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode.

Motion was made by Commissioner Wendell Teltow to deny variance request #1.51 for the property located at 219 Timber Brook Drive, Lot 10, Block D of the Brooklands Section One Subdivision, to reduce the frontage buildout minimum requirement within the T3 District from 70% to 50% as outlined as outlined in Article 6, Table 14(g) of the SmartCode. Seconded by Commissioner David Meyer. Motion carried 5 Ayes to 0 Nays

- I. Consideration of a public hearing and possible action on variance request #1.52 for the property located at 103 East Live Oak Street, Lot 9 of the MeGees 2nd Addition Subdivision, from the Transect Zone (OT-3) Building Form Standards as outlined as outlined in Chapter 10, Section 10.1003.3.1 of the Unified Development Code (UDC).***

Vice Chair Maureen Rooker recused herself from this agenda item as she personally knows the applicant. Ashby Grundman presented and recommends approval of variance.

Applicants were available for any questions.

Motion was made by commissioner David Meyer to approve variance request #1.52 for the property located at 103 East Live Oak Street, Lot 9 of the MeGees 2nd Addition Subdivision, from the Transect Zone (OT-3) Building Form Standards as outlined as outlined in Chapter 10, Section 10.1003.3.1 of the Unified Development Code (UDC). Seconded by Commissioner Thomas McGowan. Motion carried 4 Ayes to 0 Nays.

- J. Consideration of a public hearing and possible action on variance request #1.53 for the property located at 449 Ed Schmidt Boulevard, Lot 1 of the Emory Farms Commercial Subdivision, from the 2,500 square foot maximum building size, as outlined in Chapter 10, Section 10.307.9.3 of the Unified Development Code (UDC), to allow a 12,500 square foot building in the B-1 (local business) zoning district.***

Ashby Grundman presented, staff has no recommendation per state law.

Developer was available to answer questions.

Motion was made by Commissioner Thomas McGowan to approve variance request #1.53 for the property located at 449 Ed Schmidt Boulevard, Lot 1 of the Emory Farms Commercial Subdivision, from the 2,500 square foot maximum building size, as outlined in Chapter 10, Section 10.307.9.3 of the Unified Development Code (UDC), to allow a 12,500 square foot building in the 8-1 (local business) zoning district. Seconded by Commissioner Wendell Teltow. Motion passed 5 Ayes to 0 Nays.

5 **ADJOURNMENT**

Having no further business Vice Chair Maureen Rooker made a motion to adjourn the meeting, seconded by Commissioner David Meyer at 7:55 pm.

Chair, Randal Clark

Zoning Board of Adjustment

AGENDA ITEM REPORT



To: Zoning Board of Adjustment

Subject: Consideration of a public hearing and possible action on variance request #1.54 for the property located at 750 Carol Drive, Lot 14, Block S of the Hutto Highlands Section 2, Phase 1 Subdivision, to reduce the minimum side yard building setback standard from 5-feet to 3-feet and 3-inches, within the SF-1 (Single Family Residential) zoning district, as outlined in Chapter 4, Section 10.403.4 of the Unified Development Code (UDC).

Meeting: Zoning Board of Adjustment - 24 Jun 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Property Description:

Lot 14, Block S, Hutto Highlands Section 2 Phase 1

Location:

750 Carol Drive

Current Land Use:

Single-Family Residential (SF-1)

Background:

This is an After-the-Fact variance request for a side setback encroachment, Section 10.403.4 of the UDC. The applicant has requested a reduction in the side setback from 5 feet to 3 feet - 3 inches, an encroachment of 1 foot - 9 inches.

There was a discrepancy in the survey when the grading for the subdivision was done and the house was built encroaching in the side building setback by 1 foot - 9 inches.

Please refer to the attached document for the UDC section.

Staff Analysis:

1. *There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.*

Staff finds that the requested variance does not constitute an undue hardship.

2. *Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.*

The strict application of the UDC does not deprive the applicant of the rights commonly enjoyed by other land owners in the area.

3. *The variance is in harmony with the spirit of the UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.*

Staff finds that the requested side setback variance is in harmony with the UDC and does not adversely affect adjacent property owners.

4. *Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.*

The conditions of the variance are self-created. There was a discrepancy in the survey lines when the grading for the site took place. Because the house is already built, the solution to comply with the setbacks would be demolition of the house, and redesigning the layout to move the house over the 1 foot - 9 inches.

5. *The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.*

The requested variance does not confer any special privilege to the applicant that is not permitted on other similar properties. Any property owner can ask for any variance they would like to request.

6. *The variance is the minimum necessary to grant relief.*

Staff finds that the requested variance is the minimum needed to grant relief.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends that the Zoning Board of Adjustment deny the variance as requested. There is no legal hardship present.

ATTACHMENTS:

[ZBAPacketDocs](#)

CITY OF HUTTO WEBSITE NOTICE OF A PUBLIC HEARING

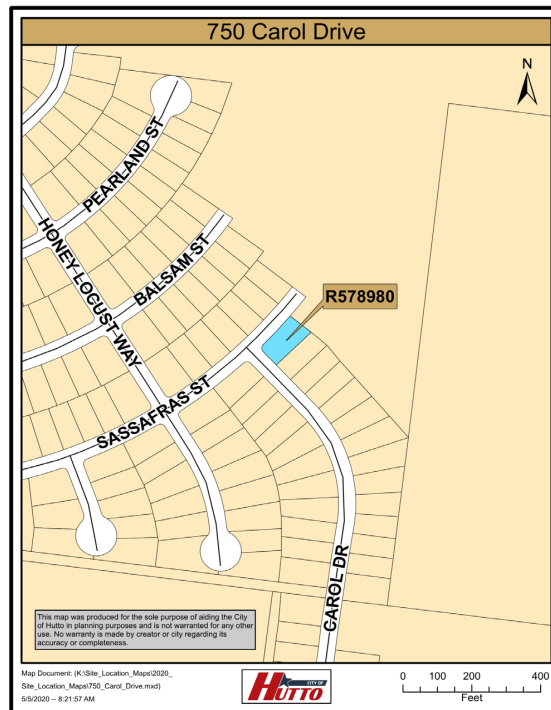
NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING REGARDING:

A variance request for the property located at **750 Carol Drive** from the side yard minimum building setback standards, as outlined in Chapter 4, Section 10.403.4 of the Unified Development Code (UDC), to allow a reduction in the side yard building setback from 5-feet to 3-feet 3-inches in the SF-1 (Single Family Residential) zoning district.

A public hearing will be held on May 27, 2020 at 7:00 p.m.

Hutto City Hall
500 W. Live Oak St., Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or planning@huttotx.gov

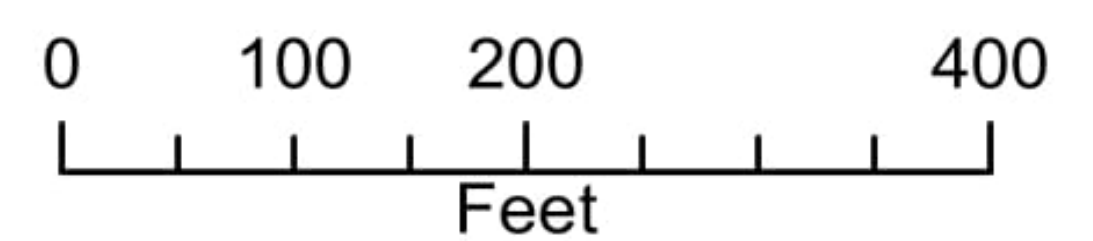


750 Carol Drive



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\Site_Location_Maps\2020_
Site_Location_Maps\750_Carol_Drive.mxd)
5/5/2020 -- 8:21:57 AM



February 18, 2020

Variance Request Letter

To: City of Hutto – Planning & Zoning

City of Hutto – City Council

From: Brian Heeke – Project Manager for Bryan Technical Services, Inc.

CC: Owners of Property @ 750 Carol Drive – Hutto Highlands

To Whom It May Concern,

This letter is describing the nature of the Variance Request we are applying for.

We (Bryan Technical Services, Inc.) are contracted by Gehan Homes to do all land surveying from the initial Plot Plan for permitting through the construction phase all the way to the Final Title Survey.

When beginning the initial process for this property, Hutto Highlands was still dealing with some issues in the final grading of the entire subdivision by the developer, even though the subdivision plat was approved and recorded. Due to this, we were only able to locate one of the five property corners for the subject tract. Upon further data collection on adjoining lots, we were able to locate one other corner several properties down the street. With limited monumentation, we thought we were able to recreate the property's location based on the recorded plat.

The construction process proceeded and in August of 2019, we completed the Final Title Survey.

Then in September, it was brought to our attention by the Lennar builder's surveyor that the fence for this property was misplaced and over the side property line. Upon sending our crew out to investigate the claim, they were able to located additional property corners that had been set by the original surveyors at some point after our initial boundary survey.

Due to this new data, it was apparent that the adjoining property corner that we found in our initial survey was not the corner we previously believed it to be (belonging instead to a connected by separate section/subdivision) and subsequently changed the calculations for determining our subject tract's boundary. Leading to the house being over the side building line by a little more than a foot and a half. Luckily, it did not encroach upon the side PUE.

With the approval of the property owner, Gehan relocated the fence to the correct property line, so as to alleviate any issues with the neighboring property being developed by Lennar.

This letter is to get a variance for the home being over the side building line.

Review Criteria (Findings)

To: City of Hutto – Planning & Zoning

City of Hutto – City Council

From: Brian Heeke – Project Manager for Bryan Technical Services, Inc.

CC: Owners of Property @ 750 Carol Drive – Hutto Highlands

1.) There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.

This property is a corner lot, with roadways on two of the four property lines.

2.) Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with similar zoning designation.

We feel our product falls in line with other products within this subdivision.

3.) The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.

We feel this product harmonizes with the overall theme for the community and does not adversely affect any adjoining property.

4.) Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.

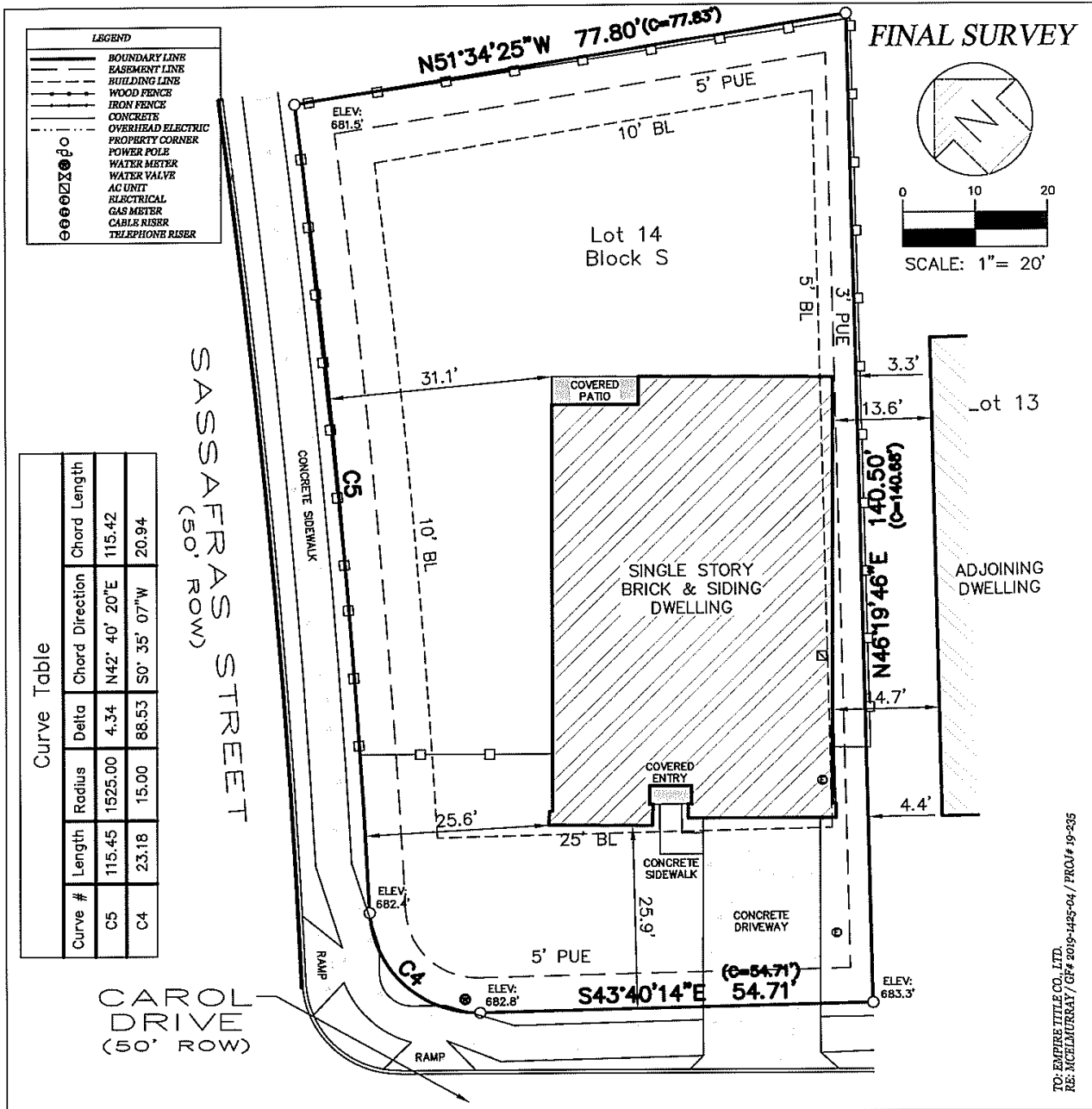
The variance requested in no way disregards or ignores the UDC.

5.) The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.

There is no special privilege obtain by the property owner as a result of this request.

6.) The variance is the minimum necessary to grant relief.

The variance will allow the placement of the home to remain as is and reducing the side setback to 3', instead of the original 5'. The proposed building line does not conflict with current PUE.



NOTE:

- 1) All easements of which I have knowledge and those furnished by Empire Title Company and National Investors Title Insurance Company, in Title Commitment GF No. 2019-1425-04, that DO AFFECT the subject property are shown hereon.
- 2) Building setback lines, restrictive covenants and easement rights recorded in Document No. 2019015988, Official Public Records, Williamson County, Texas; also, Vol. 7780/Fg. 665, of the Real Property Records, Williamson County, Texas; and Document No. 2015057126, 2015057186, 2015057194, 2015057212, 2015057590 and 2019019759, of the Official Public Records, Williamson County, Texas.
- 3) Subject to covenants, conditions, restrictions, and assessments as recorded in Document No. 2004076117 and 2016043022, of the Official Public Records, Williamson County, Texas.

I, Bruce L. Bryan, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

LOT: 14 BLOCK: S

SUBDIVISION: HUTTO HIGHLANDS SEC. 2, PH. 1
DOCA 201700221, OPRIC

ADDRESS: 750 CAROL DRIVE
WILLIAMSON COUNTY, TEXAS

DATE: 2 / 18 / 2019

DRAWN BY: B. HEEKE TBPLS FIRM NO. 10128500

G E H A N
H O M E S

Bryan Technical Services, Inc.
911 N. MAIN STREET / TAYLOR, TEXAS 76754
PH 512-352-9090

NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.

STATE OF TEXAS
REGISTERED
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

Chapter 4 Site design standards

10.401 Intent

Site design standards establish design criteria and minimum standards for development in the city. The rules are intended to:

- Enhance and protect Hutto's character, built environment, quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards.
- Protect and promote Hutto's long-term vitality through design standards that encourage and reward high quality development, while discouraging less attractive and less enduring alternatives.
- Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment.
- Enhance and protect the security and health, safety and welfare of Hutto residents.

10.402 General standards

10.402.1 Utilities

10.402.2 Utility lines

All new utility lines must be placed underground. Transmission lines at least 345 kilovolts are exempted.

10.402.3 Utility boxes

- Utility boxes must be as small as possible.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
- Utility boxes in the front yard on a block must be painted a uniform earth tone color.

Utility location and screening requirements are found throughout this section.

10.403 Bulk, setbacks and buffers

10.403.1 Intent

Bulk, setback and buffer standards regulate the placement of buildings and other improvements on a parcel. Land use regulations traditionally regulated building placement so adequate light and air can be provided to building occupants, and to slow the spread of fires from building to building. However, building placement can be an important element in defining a community's sense of place.

10.403.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes, for bufferyard only.	Only as described by Section 10.503 and use requirements of Chapter 3	No

10.403.3 Lot dimensions and area

Required lot dimensions and area are:

	Zoning district										
	SF-R	SF-1	SF-1 alley load, cul-de-sac or detached garage	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	L/I
Lot area (min)	87,120 sq. ft. (2 ac)	7,800 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	20,000 sq. ft.	217,800 sq. ft. (5 ac)	43,560 sq. ft. (1 ac)	43,560 sq. ft. (1 ac)	87,120 sq. ft. (2 ac)
Lot width at building line (min)	200 ft.	60 ft.	50 ft.	45 ft.	45 ft.	45 ft.	100 ft.	200 ft.	100 ft.	100 ft.	200 ft.

- Flag lots must have at least 50 ft. frontage along a public right-of-way.
- Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- Within a townhouse development, internal lots for the purpose of individual ownership of dwellings with undivided interest in the common areas and facilities may be less than 4,500 square feet in area and have a lot width less than 45 feet.

Lot configuration standards, governing the arrangement of lots in a subdivision, are in Section 10.202.2.

10.403.4 Building envelope**10.403.4.1 General**

If there is a conflict among the setback and landscape/bufferyard standards in this code when applied to a certain site, the more restrictive standards will apply.

10.403.4.2 Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	L/I
Front yard (min)	50 ft.	25 ft.	15 ft.	15 ft.	20 ft.	25 ft.	25 ft. MH site	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	n/a	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	50 ft.; 40 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.	25 ft.	n/a	20 ft.	25 ft.	25 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Side yard (min)	20 ft.	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	0 ft. for common walls or 10 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft. or building height
Rear yard (min)	50 ft.	20 ft.	10 ft.	20 ft. (house and garage)	20 ft.	25 ft.	25 ft. MH site	25 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft.
Side and rear yard for accessory building (min)	20 ft.	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	n/a	n/a	n/a	n/a	n/a	20 ft.	15 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.
Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non- Residential Collectors	1 story	35 feet	45 feet	45 feet
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	1 story	15 ft.	15 ft.	15 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
- Accessory structures are prohibited between the front building line of the primary building and the public right-of-way. - The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located. - Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser. - Building permitting and setback standards do not apply to accessory structures no more than 200 sq. ft. * Bufferyard standards (Section 10.403.6) may affect setbacks.										

Illustrations of setbacks and yards for various lot and building configurations are included in Section 10.202.2.

10.403.4.3 Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft.

10.403.4.4 Swimming pools and spas

Bulk standards for swimming pools and spas are:

- Edge of in-ground or above ground pool, and in-ground spas:
 - Must be located at least 3 ft. from any freestanding structure, and at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of concrete deck:
 - Must be located at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of wood pool deck:
 - Same as for accessory structure in underlying zoning district.

General standards for pools are in Section 10.311.9.