

Chapter 16.140

DIMENSION REGULATIONS

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16.140.010 Purpose

The purpose of this Chapter is to control dimensions of buildings and other structures within all zoning districts. (Ord. 606, 1999; Ord. 782, 2011)

16.140.020 Small Storage Buildings

Small Storage Buildings shall be as defined in Chapter 16.12, and except as otherwise provided in this Chapter, Small Storage Buildings shall comply with the following provisions:

A. Setbacks:

1. Side yard: May be placed in the required side yard provided there is a minimum of three (3) feet of open space in the side yard between the main building and the Small Storage Building or the side property line and the Small Storage Building. For corner lots, the Small Storage Building shall not encroach into the required corner side yard area.
2. Rear yard: May be placed any where within the required rear yard area provided there is a minimum of three (3) feet of open space either between the Small Storage Building and the main building or the rear/side property lines and the Small Storage Building.

3. Front yard: In all instances Small Storage Buildings must be placed behind the required front yard setback.

B. Height Limits: Small Storage Building shall be no greater than eight (8) feet in height, as measured and defined under "Building Height" in Chapter 16.12 of this code.

C. Size Limits: Any Small Storage Building shall not have a footprint greater than one hundred twenty (120) square feet, as measured and defined by the City of Ripon's Building Department.

D. Lot Coverage: Small Storage Buildings count against lot coverage percentages set forth in the regulations of each zone district. (Ord. 782, 2011)

E. Setbacks between storage units: There shall be a minimum spacing of three (3) feet between storage units if the sum of the two (2) units exceeds one hundred twenty (120) square feet. (Ord. 824, 2015)

16.140.030 Accessory Buildings/Structures

Accessory Building or Structure shall be as defined in Chapter 16.12, and except as otherwise defined in this Chapter, Accessory Buildings and Structures shall comply with the following provisions.

A. Setbacks:

1. Side yard: May encroach into the side yard setback, provided it is located within the rear half of the lot, maintains a six (6) foot separation between the main building and such buildings/structures, and is no closer than five (5) feet to the side property line. Such five (5) foot encroachment shall be limited to one (1) side yard of a lot. For corner lots, such buildings/structures shall not encroach into the required corner side yard area in any instance.

2. Rear yard: Any accessory building/structure shall have a minimum of ten (10) of separation from the rear property line and the

accessory building/structure, any part of which is proposed to be constructed within the back ten (10) feet of the lot, shall require a Minor Use Permit in accordance with Chapter 16.76 of this Code. At no time shall any accessory building/structure be constructed any closer than five (5) feet to the rear property line, and at no time shall any accessory building/structure cover more than 30% of the rear property line.

B. Height Limits: Any Accessory Building/Structure shall not exceed twelve (12) feet in height. Any accessory building/structure proposed to be built exceeding the twelve (12) foot height limit shall require a Use Permit in accordance with Chapter 16.76 of this Code. All accessory buildings/structures heights shall be as measured and defined under “Building Height” in Chapter 16.12 of this code.

C. Size Limits: Any accessory building/structure shall not have a footprint greater than seven hundred twenty (720) square feet, except that such structures may exceed the aforementioned seven hundred twenty (720) square foot maximum provided it is located on a lot in excess of ten thousand (10,000) square feet, and further provided that the resulting total lot coverage does not exceed the maximum allowed for the district.

D. Lot Coverage: Accessory buildings/structures count against lot coverage percentages set forth in the regulations of each zone district, and shall not occupy more than thirty percent (30%) of the area of a required rear yard, except that such building/structure may encroach an additional ten percent (10%) if the encroached area is provided elsewhere in the rear yard area.(Ord. 782, 2011)

16.140.040 Guest Houses

Guest Houses shall be as defined in Chapter 16.12, and Guest Houses shall comply with the provisions set forth in Chapter 16.86 for Second

Dwelling Units. (Ord. 782, 2011)

16.140.050 Patio and Shade Structures

Patio and Shade Structures shall be as defined in Chapter 16.12, and except as otherwise provided in this Chapter, Patio and Shade Structures shall comply with the following provisions:

A. Attached patio or shade structure – Any patio or shade structure physically attached to the main unit or which has supporting structures closer than six (6) feet to the main unit.

1. Setbacks:

a. Side Yard: May encroach into a required side yard, provided the supporting structures do not extend closer than three (3) feet to the side property line, and the structure is located in the rear half of the lot. Any such structure shall not encroach into the required corner side yard area in any instance.

b. Rear Yard: May encroach to within ½ of the distance of the required rear yard from the rear property line.

c. Front Yard: Must be within the building envelope.

d. Overhang – any such structure built to the building setback lines shall be limited to a maximum of a two (2) foot overhang for all eaves.

2. Height Limits: Attached patios and/or shade structures shall adhere to height restrictions for the main structure as set forth in the regulations of each zone district, and any attached patio or shade structure constructed in a required side yard shall not exceed twelve (12) feet in height, as measured and defined under “Building Height” in Chapter 16.12 of this code.

3. Lot Coverage:

a. Attached patios or shade structures count against lot coverage percentages set forth in the regulations of each zone district, and shall not occupy more than thirty percent (30%) of the area of

a required rear yard, except that such structure may encroach an additional ten percent (10%) if the encroached area is provided elsewhere in the rear yard area.

b. In instances where the main unit has encroached into the rear yard, as set forth in this chapter (16.140.070 section B), any attached patio or shade structure in combination with the main unit encroachment shall not exceed thirty percent (30%) of the area of a required rear yard, except that such structures may encroach an additional ten percent (10%) if the encroached area is provided elsewhere in the rear yard area.

B. Detached patio or shade structure – Any patio or shade structure not physically attached to the main unit and has its supporting structures no closer than six (6) feet to the main unit.

1. Setbacks:

a. Side Yard: May encroach into a required side yard, provided the supporting structures do not extend closer than three (3) feet to the side property line, and the structure is located in the rear half of the lot. Any structure shall not encroach into the required corner side yard area in any instance.

b. Rear Yard: May encroach into a required rear yard, provided the supporting structures do not extend closer than three (3) feet to the rear property line.

c. Front Yard: Must be within the building envelope.

d. Overhang – Any and all overhangs must be at least two (2) feet from any adjacent property line as set forth in the Uniform Building Code.

2. Height Limits: Detached patios or shade structures shall not exceed twelve (12) feet in height as measured and defined under “Building Height” in Chapter 16.12 of this code.

3. Lot Coverage:

a. Detached patios or shade structures count against lot coverage percentages set forth in the

regulations of each zone district, and shall not occupy more than thirty percent (30%) of the area of a required rear yard, except that such structure may encroach an additional ten percent (10%) if the encroached area is provided elsewhere in the rear yard area.

b. In instances where the main unit has encroached into the rear yard, as set forth in this chapter (16.140.070 section B), any detached patio or shade structure in combination with the main unit encroachment shall not exceed thirty percent (30%) of the area of a required rear yard, except that such structures may encroach an additional ten percent (10%) if the encroached area is provided elsewhere in the rear yard area. (Ord. 782, 2011)

16.140.060 Recreational Vehicle Cover

Recreational Vehicle Covers shall be as defined in Chapter 16.12, and except as otherwise provided in this Chapter, Recreational Vehicle Covers shall comply with the following provisions:

A. Setbacks:

1. Side yard: May encroach into a required side yard, provided the structure does not extend closer than three (3) feet to the side property line. Any such structure shall not encroach into the required corner side yard area in any instance.

2. Rear Yard: In all instances Recreational Vehicle Covers are not allowed in the required rear yard area.

3. Front yard: In all instances Recreational Vehicle Covers must be placed behind the required front yard setback.

B. Height Limits: Recreational Vehicle Covers shall not exceed twelve (12) feet in height as measured and defined under “Building Height” in Chapter 16.12 of this code. Any recreational vehicle cover proposed to be built exceeding the twelve (12) foot height limit shall require a Minor Use Permit in accordance with Chapter 16.76 of this Code.

C. Lot Coverage: Recreational Vehicle Covers count against lot coverage percentages set forth in the regulations of each zone district. (Ord. 782, 2011)

16.140.070 Swimming Pools/Spas.

Swimming pools and spas shall comply with all applicable building codes and the following provisions:

A. There shall be provided around all swimming pools and other bodies of water with a depth of eighteen (18) inches or more, a minimum of three (3) feet to the rear property line, three (3) feet to the side property line, and five (5) feet to any wall of any structure. Supporting columns of a structure, such as a patio cover, may be located closer to the pool than five feet. Applicable building code requirements will apply, such as engineering for surcharge, bonding of any metal, etc.

B. Accessory mechanical equipment for swimming pools, spas, or other similar structures shall not have a minimum setback, but in no case shall such accessory equipment be located within ten (10) feet of any dwelling on adjacent property. (Ord. 782, 2011)

C. Structures that are built as part of the swimming pool, such as shade structures for swim up bars, etc. shall be considered an amenity of the pool and shall have the same setback requirements of the pool itself. At no time shall such structure(s) exceed twelve (12) feet in height as measured and defined under "Building Height" in Chapter 16.12 of this code. (Ord. 824, 2015)

16.140.080 Miscellaneous Structure Setbacks and Projections.

A. Sills, belt courses, buttresses, architectural features and eaves may encroach two (2) feet into a required yard area.

B. First floors of a residence may encroach into

a required rear yard to within fifteen (15) feet of the rear property line, provided it does not cover more than thirty percent (30%) of the required rear yard and that the area being encroached upon is provided elsewhere in a rear yard area.

C. Second floor and all additional floors may encroach into a required rear yard to within twenty-five (25) feet of the rear property line, provided it does not cover more than thirty percent (30%) of the required rear yard and that the area being encroached upon is provided elsewhere in a rear yard area.

D. Front Yard Permitted Encroachment may extend up to five (5) feet into the required front yard setback provided no more than fifty (50%) of the lineal frontage of the structure encroaches into the front yard setback. The permitted front yard encroachment excludes front loaded garages. This setback allowance applies only to residential lots created after June 1, 2007. (Ord. 824, 2015)

E. Open and enclosed fire escapes, fire proof outside stairways, and balconies may encroach three (3) feet into a required yard and only applies to nonresidential uses.

F. Fireplaces or chimneys may encroach to within three (3) feet of a side property line and may not extend more than two and one-half (2.5) feet from the building, into the required yard.

G. Balconies and bay windows may encroach two and one-half (2.5) feet into a front or rear yard and eighteen (18) inches into a side yard.

E. Uncovered porches, paved terraces, platforms, decks may encroach eight (8) feet into the required front yard and/or three (3) feet into a required side yard. (Ord. 782, 2011)

16.140.090 Exceptions to Height Limits.

Exceptions to the maximum height limits are permitted provided any structure exceeding the height limit is not used for residential, commercial, or

industrial purposes. These provisions do not apply to PS (Public/Semi Public) or P (Park) Districts. Towers, spires, cupolas, chimneys, elevator penthouses, water tanks, flag poles, monuments, theater scenery lofts, radio and television antennas, transmission towers, silos, and similar structures and necessary mechanical accessories covering not more than ten percent (10%) of the ground area covered by the structure to which they are accessory may exceed the maximum permitted in the district in the site it is located. Such exceptions to the rules can only be done by approval of the Planning Commission. (Ord. 606, 1999; Ord. 782, 2011)

16.140.100 Special Yards for Dwelling Groups.

The following additional regulations for yards and open spaces shall apply to dwelling groups located on a lot in one ownership.

B. Front to back. For buildings of the group so located that the rear of the building facing the street is faced by the front of the next building to the rear, no such building shall be closer than twenty (20) feet to any other such building.

C. Side to side (single row). For buildings of the group so located that the rears thereof abut upon one side yard and the fronts thereof abut upon the other side yard, the required width of the former side yard shall be increased by one (1) foot, and the required width of the latter side yard shall be at least twice the width of the former side yard, with a minimum of ten (10) feet.

D. Side to side (double row). For buildings of the group so located that the rears thereof abut on both side yards and the fronts thereof face a court, the required width of both side yards shall be increased as in subsection B of this Section, and the width of the court shall be two and one-half (2.5) times the width of the greater of the side yards (in case they differ) with a minimum width of sixteen

(16) feet.

E. Side to front or to rear. For buildings of the group so located that the rear or front of one building faces the side of another building, the minimum distance between such buildings shall be at least twenty (20) feet.

F. For buildings arranged "side to side", no building shall be closer than ten (10) feet to any other building on the same lot.

G. Each lot upon which a dwelling group is constructed shall have a rear yard of at least ten (10) feet, except that for corner or reversed corner lots, or for interior lots rearing upon an alley, such required rear yard may be reduced to a minimum of five (5) feet, provided that no building faces or rears upon such reduced rear yard. (Ord. 606, 1999; Ord. 782, 2011)