

Subsection A of Section 4.20.110: Setback Encroachments and Height Exceptions

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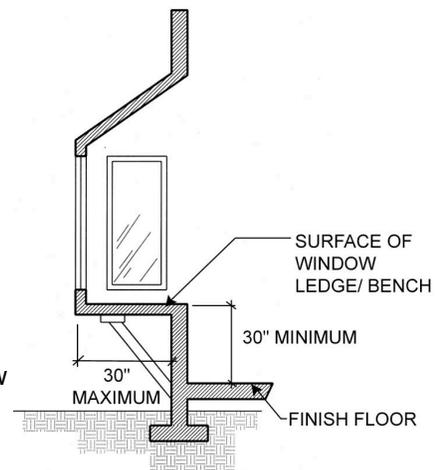
§ 4.20.110 Setback Encroachments and Height Exceptions

A. Setback Encroachment Allowance for Certain Architectural Features.

1. **General.** The following architectural features and appurtenant structures may extend into any required front, side or rear yard setback, but not beyond a property line, a distance not exceeding 30 inches beyond any legally constructed exterior wall of a dwelling:

- a. Awnings;
- b. Bay windows, limited. For purposes of this section, the bay window must be supported by framing or underpinnings higher than the finished floor level, not creating additional floor area, and the vertical distance between the surface of the interior window ledge or bench and the finished floor must be 30 inches or greater. (see definition in Ch. 1.30);

Fig.4.20-10  
Bay Window



- c. Chimneys;
- d. Cornices;
- e. Eaves;
- f. Utility meters and appurtenant equipment; and
- g. Architectural features similar in size and nature as determined by the Zoning Administrator.

2. **Decks, porches, and entry stairs.** Uncovered decks, porches, and entry stairs may encroach into setbacks to the extent provided in the table below. Covered porches may also encroach into the front yard setback only, to the extent provided in the table below; provided they are not enclosed by walls, screening or other such continuous vertical components. Only necessary support pillars not exceeding two (2) horizontal feet in thickness may be included. For all such decks, porches and entry stairs, a safety railing not

exceeding 42 inches in height may be allowed.

<b>Yard</b>	<b>Maximum Encroachment Distance (feet)</b>	<b>Maximum Encroachment Area (square feet)</b>
Front	6	96
Side	4	64
Rear	6	96

The limitations of this table apply only to those portions of such structures that are more than 30 inches above final grade. Decks and other structures not more than 30 inches above final grade are exempt from setback requirements, per subsection 4.20.020(B)(1).

- 3. Accommodation for disabled.** Wheelchair ramps, elevators, mechanical access devices and other structures intended to facilitate access for the disabled may be exempted from setback requirements or other development standards, permit requirements or building regulations, pursuant to the County’s procedures for “Requests for Reasonable Accommodation” as defined in the County of Santa Clara Housing Element; Appendix 4 of the General Plan and applicable state and federal regulations.
- 4. Basement light-wells, access stairwells.** Basement light-wells and below-grade access stairways may encroach into residential setbacks provided their retaining walls are situated at least three (3) feet from property lines. Above-grade railings or walls around such light-wells or access stairways that are 42 inches or less in height are also exempt from residential setbacks.