

2400.2615 ENCROACHMENTS INTO REQUIRED YARDS.

The following structures or features are permitted to extend into or be located in required yards.

A. Entranceway structures, including walls, columns, and gates marking entrances to housing developments, may be located in a required yard if in compliance with all applicable city and state codes.

B. An open covered porch may project up to ten feet into a required front yard.

C. An open and uncovered deck may project up to ten feet into a required rear yard, provided the walking surface of the deck is not higher than eight feet above the adjacent grade.

D. An uncovered deck, paved terrace, or patio not exceeding two feet in height above the adjacent grade is considered landscaping and is not subject to setback or lot coverage requirements.

E. Architectural features such as overhangs, decorative details, and bay windows may extend or project into a required side yard not more than two inches for each one foot of width of the side yard, and may extend or project into a required front yard or rear yard not more than three feet.

F. Accessible ramps for a person with a mobility impairment are exempted and may project into all required yards.

G. Chimneys and fireplaces may project one foot into a required yard.

H. Air conditioning condensers may be located in required side and rear yards.

I. Satellite dish antenna and amateur radio antennas may be located in required side and rear yards, sited in locations that will minimize visibility from the street according to part 2400.2740.

Statutory Authority: *MS s 15B.06*

History: *34 SR 900; L 2013 c 62 s 32*

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