

Text Amendment Case No. 2023-0048 Proposed Changes

Amending 18.05.130 (Definitions) Subsection (B) by adding the following definition:

DRIVEWAY SHADE STRUCTURE: A structure with a roof or a canopy located on the principal driveway that, if unattached, is open on all sides. If the Driveway Shade Structure is attached to the principal structure, it's only closed side is the one side attached to the principal structure. A Driveway Shade Structure consists of no more than four (4) columns to support that structure, said columns shall not be wider than six inches by six inches (6'x6') in width. Its only function is to provide a place for shading motor vehicles.

Amending Table No. 3 by adding provisions for front setbacks.

Table No. 3. Development Standards – Single Residence Zoning Districts

Zoning District	Minimum Lot Size (ac./sq. ft.)	Minimum Lot Width (feet)	Maximum Bldg. Height (feet)	Minimum Yard Setback (feet)					Maximum Lot Coverage
				Front	Garage Entrance	Side	Street Side	Rear	
"RA-10"	10 acres	330	35 ^(b)	50	40	30 & 30	50	50	10%
"SR-5"	5 acres	220	35 ^(b)	40	40	30 & 30	40	40	15%
"SR-2"	2 acres	120	35 ^(b)	30	30	30 & 30	30	40	20%
"R1-35"	35,000 sf	100	30	30	30	15 & 15	30	40	30%
"R1-20"	20,000 sf	100	30	25	20	10 & 10 ^(c)	15	30 ^(c)	40%
"R1-12"	12,000 sf	80 ^(a)	30	20	18	7 & 7 ^(c)	10	25 ^(c)	45%
"R1-8"	8,000 sf	70 ^(a)	30	20	18	7 & 7 ^(c) & 5 ^(d)	10	20 ^(c)	50%
"R1-6"	6,000 sf	60 ^(a)	30	20 ^(e)	18	7 & 7 ^(c)	10	10 ^(c)	50%

(a) Lot width on corner lots shall be increased by five feet.

(b) Accessory agricultural buildings may be permitted additional height in accordance with regulations in Chapter 18.70 SLCC.

(c) Increased setbacks for institutional uses allowed by CUP shall be increased one foot for every two feet of building height, but in no case less than 20 feet.

(d) Five-foot setbacks shall be permitted in an "R1-6" District where the construction beyond a seven-foot setback is constructed with no less than two-hour fire-resistive construction.

(e) Front setbacks may be reduced to ten (10) feet in the "R1-6" District only for a "Driveway Shade Structure" as defined in this Code.

Amending 18.70.070 Projections into required yards. Subsection A

The space in any required yard shall be open and unobstructed, **except as allowed under this code for “Driveway Shade Structures” as defined by this Code and** except for the ordinary projections of chimney flues, awnings, open outside stairways and balconies, window sills, belt courses, cornices, eaves and other architectural features provided such features shall not project further than two feet into any required yard, and provided further that in no case shall such projections be nearer than five feet to the property line.

Amending 18.70.090 Accessory buildings and uses. Subsections B, D, and E

(B) Detached accessory buildings shall not be located in the required front yard **setback except for “Driveway Shade Structure” as defined by this Code and only as allowed in Table No. 3 of this Code.** **All other detached accessory buildings** ~~and~~ may be built in the required rear yard but such accessory buildings shall not occupy more than 30% of the required rear yard and shall not be nearer than three feet to any side or rear lot line.

(D) All accessory buildings and accessory uses, such as but not limited to guest houses, agricultural living quarters, barns and corrals, garages, carports, **Driveway Shade Structures**, and swimming pools shall require building permits and/or zoning clearance and shall adhere to any applicable provisions elsewhere in this title. **Before a building permit for a “Driveway Shade Structure” as defined by this Code, the Building Official must receive a notarized agreement from the property owner that the sides will never be enclosed which the City will record with the Yuma County Recorder’s office.**

(E) Accessory buildings shall be set back a minimum of three feet from the rear and interior side property lines. If located closer than six feet to the principal dwelling then the accessory structure must be attached to the principal dwelling through an integral roof structure a minimum of six feet in width, except for owner-assembled garden sheds under 120 square feet in size. **If the accessory building is a “Driveway Shade Structure” in the front setback as permitted in accordance with Table 3 of this Ordinance, then the Driveway Shade Structure may be set ten feet from the interior front property line and shall follow the same side yard setbacks as the principal driveway.**