

Chapter 19.37  
MISCELLANEOUS PROVISIONS

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19.37.010 Multiple use or structure on lot -- Permitted when.

No portion of any lot, lot of record or zoning lot shall again be used as part of another zoning lot for the purpose of allowing another building, structure or use to exist at the same time as the original use, building or structure, unless the remaining area is sufficient to comply with the bulk requirements of the original use, building or structure.

19.37.020 Multiple use in building or structure -- Use classification determination.

Whenever there is a combination of any two uses in a building or structure, the more intensive use will be deemed the classification and character of the building use.

19.37.040 Double frontage or through lot -- Yard requirements.

On double frontage or through lots, the rear yard shall be equal to the front yard requirement.

19.37.050 Lot sans frontage or right-of-way to street -- Uses or structures prohibited.

No building, structure or use shall be placed or erected on any lot which does not have either immediate frontage on a street or a permanent unobstructed right-of-way to a street.

19.37.060 Projections part of building not yard.

Outside stairways, fire escapes, fire towers, porches, platforms, balconies, flues and other projections shall be considered as part of the building and not as part of the yards, courts or unoccupied spaces.

19.37.070 Height limitations not applicable to certain structures.

The height limitations of this title shall not apply to churches, schools, hospitals, sanitariums, theaters, radio and television stations, church spires, belfries, cupolas, domes, monuments, chimneys, smokestacks, derricks, conveyors, flagpoles, radio towers, masts and aerials, bulkheads, water tanks, cooling towers and such other structures relating to the public welfare. The maximum height of these structures in any zone shall be eighty feet, except where limited by the Planning Commission and City Council during the Conditional Use Permit process. All heights are subject to the Uniform Building Code.

#### 19.37.080 Residential Uses in Non-Residential Zones

Residential uses as a primary use in zones other than residential shall comply with all regulations of the RS 7200 zone, until such a time the use conforms to the zone in which it exists.

#### 19.37.090 Private swimming pools – Yards and Setbacks

All private swimming pools shall be constructed or placed so as to have a side yard of not less than six feet in width on each side, a rear yard of not less than six feet in width and a front setback of not less than thirty feet.