

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 anywhere 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. (Ord. 884, 2019)

A. All residential lots, except R3, R4 and R4U, Accessory Buildings/Structures shall adhere to the following standards as defined below:

1. Accessory Buildings/Structures constructed entirely within the “Building Area” of the lot as defined in Chapter 16.12.

a. Setbacks:

i. Front Yard Setback: Must be entirely within the building area of the lot.

ii. Side Yard Setback: Shall meet the required minimum side yard setback for the main structure.

iii. Rear Yard Setback: Shall meet the required rear yard setback for the main structure.

b. Height Limits: No Accessory Building/Structure shall be taller than the main structure on the lot. If an individual desires to

construct an accessory building/structure that is taller than the existing residence, then they must either increase the height of the existing residence or physically attach the desired accessory building/structure to the main unit via a shared common wall to both adjoining buildings or rooms.

c. Size Limits: There is no size limitation on Accessory Buildings/Structures, however the maximum size shall be governed by the maximum lot coverage as defined for each residential zoning district pursuant to Chapter 16.16 of this Code.

d. Lot Coverage: Accessory Buildings/Structures count against lot coverage percentages set forth in the regulations of each zone district.

2. Accessory Buildings/Structures constructed outside the buildable area or partially within and outside the “Building Area” of the lot as defined in Chapter 16.12.

a. Setbacks:

i. Front Yard Setback: Shall be located in the rear half of the lot.

ii. Side Yard Setback: Shall be located no closer than five (5) feet to the side property line. Such five (5) foot setback shall be limited to one (1) side yard of a lot. Any Accessory Building/Structure must maintain a minimum of six (6) foot separation from the main unit. For corner lots, no Accessory Buildings/Structures shall encroach into the required corner side yard area in any instance.

iii. Rear Yard Setback: Shall be located no closer than ten (10) feet to the rear property line, except if the residential lot backs up to either non-residentially zoned property or a public street, then the rear yard setback may be reduced to five (5) feet. At no time shall any accessory building/structure cover more than 30% of the rear property line.

b. Height Limits: No Accessory Building/Structure shall be taller than twelve (12) feet in height as measured and defined under “Building Height” in Chapter 16.12 of this code.

c. Size Limits: There is no size limitation on Accessory Buildings/Structures, however the maximum size shall be governed by the maximum lot coverage as defined for each residential zoning district pursuant to Chapter 16.16 of this Code.

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.

B. All Accessory Buildings/Structures on residential lots zoned R3 shall adhere to the following standards as defined below:

1. Accessory Buildings/Structures constructed entirely within the “Building Area” of the lot as defined in Chapter 16.12.

a. Setbacks:

i. Front Yard Setback: Must be entirely within the building area of the lot.

ii. Side Yard Setback: Shall meet the required minimum side yard setback for the main structure as defined by lot size under Chapter 16.16 for R3 lots.

iii. Rear Yard Setback: Shall meet the required rear yard setback for the main structure.

b. Height Limits: No Accessory Building/Structure shall be taller than the main structure on the lot. If an individual desires to construct an accessory building/structure that is taller than the existing residence, then they must either increase the height of the existing residence or physically attach the desired accessory building/structure to the main unit via a shared common wall to both adjoining buildings or rooms.

2. Accessory Buildings/Structures constructed outside the “Building Area” or partially within and outside the “Building Area” of the lot as defined in Chapter 16.12.

a. Setbacks:

i. Front Yard Setback: Shall be located in the rear half of the lot.

ii. **Side Yard Setback:** Shall meet the required minimum side yard setback for the main structure as defined by lot size under Chapter 16.16 for R3 lots. Any Accessory Building/Structure must maintain a minimum of six (6) foot separation from the main unit. For corner lots, no Accessory Buildings/Structures shall encroach into the required corner side yard area in any instance.

iii. **Rear Yard Setback:** Shall be located no closer than five (5) feet to the rear property line. At no time shall any accessory building/structure cover more than 30% of the rear property line.

b. **Height Limits:** No Accessory Building/Structure shall be taller than twelve (12) feet in height as measured and defined under “Building Height” in Chapter 16.12 of this code.

c. **Lot Coverage:** At no time shall an Accessory Building/Structure 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.

C. Residential lots zoned R4 and R4U. Any Accessory Building/Structure proposed to be added to an R4 or R4U residentially zoned lot shall require approval of a Minor Use Permit in accordance with Chapter 16.76 of this Code by the Planning Commission.

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 Accessory Dwelling Units. (Ord. 782, 2011, Ord. 884, 2019)

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 structures are defined as follows – 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. All residential lots, except R4 and R4U

a. Attached patio and/or shade structures constructed entirely within the “Building Area” of the lot as defined in Chapter 16.12.

i. **Setbacks:**

(1) **Front Yard Setback:** Must be entirely within the building area of the lot.

(2) **Side Yard Setback:** Shall meet the required minimum side yard setback for the main structure.

(3) **Rear Yard Setback:** Shall meet the required rear yard setback for the main structure.

ii. **Overhangs** – any attached patio and/or shade structure built to the building setback line shall be limited to a maximum of a two (2) foot overhang for all eaves.

iii. **Height Limits:** No attached patio and/or shade structure shall be taller than the main unit on the lot.

iv. **Lot Coverage:** Attached Patios and/or Shade Structures count against lot coverage percentages set forth in the regulations of each zone district.

b. Attached patio and/or shade structures constructed outside the “Building Area” or partially within and outside the “Building Area” of the lot as defined in Chapter 16.12.

i. **Setbacks:**

(1) **Front Yard Setback:** Shall be located in the rear half of the lot.

(2) **Side Yard Setback:** Supporting structures (columns) shall not be closer than five (5) feet to the side property line. For corner lots, no Patio and/or Shade Structure shall encroach into the required corner side yard area in any instance.

(3) **Rear Yard Setback:** May encroach to within ½ of the distance of the required rear yard from the rear property line.

ii. **Overhangs** – any attached patio and/or shade structure built to the building setback

line shall be limited to a maximum of a two (2) foot overhang for all eaves.

iii. Height Limits: No attached patio and/or shade structure shall be taller than twelve (12) feet in height, as measured and defined under “Building Height” in Chapter 16.12 of this code.

iv. Lot Coverage: Attached Patios and/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 building/structure may encroach an additional ten percent (10%) if the encroached area is provided elsewhere in the rear yard area.

2. Residential Lots zoned R4 and R4U. Any patio or shade structure proposed to be added to a R4 or R4U residentially zoned lot shall require approval of a Minor Use Permit in accordance with Chapter 16.76 of this Code by the Planning Commission.

B. Detached patio or shade structures are defined as follows – 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. All residential lots, except R4 and R4U

a. Detached patio and/or shade structures constructed entirely within the “Building Area” of the lot as defined in Chapter 16.12.

i. Setbacks:

(1) Front Yard Setback: Must be entirely within the building area of the lot.

(2) Side Yard Setback: Shall meet the required minimum side yard setback for the main structure.

(3) Rear Yard Setback: Shall meet the required rear yard setback for the main structure.

ii. Overhangs – any detached patio and/or shade structure built to the building setback line shall be limited to a maximum of a two (2) foot overhang for all eaves.

iii. Height Limits: No detached patio and/or shade structure shall be taller than the main unit on the lot.

iv. Lot Coverage: Detached Patios and/or Shade Structures count against lot coverage percentages set forth in the regulations of each zone district.

b. Detached patio and/or shade structures constructed outside the “Building Area” or partially within and outside the “Building Area” of the lot as defined in Chapter 16.12.

i. Setbacks:

(1) Front Yard Setback: Shall be located in the rear half of the lot.

(2) Side Yard Setback: Supporting structures (columns) shall not be closer than five (5) feet to the side property line. For corner lots, no Patio and/or Shade Structure shall encroach into the required corner side yard area in any instance.

(3) Rear Yard Setback: Supporting structures (columns) shall not be closer than five (5) feet to the rear property line.

ii. Overhangs – any detached patio and/or shade structure built to the building setback line shall be limited to a maximum of a two (2) foot overhang for all eaves.

iii. Height Limits: No detached patio and/or shade structure shall be taller than twelve (12) feet in height, as measured and defined under “Building Height” in Chapter 16.12 of this code.

iv. Lot Coverage: detached Patios and/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 building/structure may encroach an additional ten percent (10%) if the encroached area is provided elsewhere in the rear yard area.

2. Residential Lots zoned R4 and R4U. Any patio or shade structure proposed to be added to a R4 or R4U residentially zoned lot shall require approval of a Minor Use Permit in accordance with

Chapter 16.76 of this Code by the Planning Commission. (Ord. 884, 2019)

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. RV covers may be placed with its supporting structures against the main residential unit on the lot and up to the side property line. Any such structure that does not have a minimum of a five (5) foot setback from the side property line shall be constructed to meet fire resistance rating in compliance with the California Building Code (CBC). Additionally, any such structure placed up against the side property line shall be constructed and/or designed to contain storm water runoff from the RV structure on their own property. No RV structure shall encroach into the required corner side yard area in any instance for corner residential lots.

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 are not allowed in the required front yard area.

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 additional approval from the Planning Director. The requested height shall not exceed one (1) foot higher than the tallest portion of said RV and such request shall be accompanied by appropriate justification for requested height. (Ord. 872 §1, 2019)

C. Lot Coverage: Recreational Vehicle Covers count against lot coverage percentages set forth in the regulations of each zone district.

D. Number Allowed: Only one (1) Recreational Vehicle Cover is permitted per lot. (Ord. 872 §1, 2019)

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.

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.

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.

H. 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.

A. 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.

B. 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.

C. 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.

D. 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.

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

F. 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)