

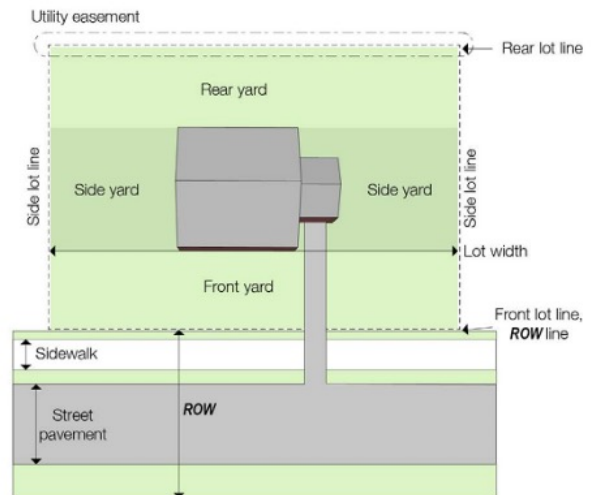
Raised Garden Beds

Interested in creating a raised garden bed?
 Here's everything you need to know.



A raised garden bed is a planting bed that sits on top of or elevated above your existing soil. You are permitted to have raised garden beds in your rear yard; however, not within the front yard setback. A front yard setback is the minimum horizontal distance required to exist between the front line of the building, excluding steps or unenclosed porches, and the front property line. The required minimum distance varies by residential zoning classification. See the table below for setbacks based on your zoning classification.

Standard	R-1A	R-1B	R-1C	R-1D	R-1E	R-2	R-3	R-4
Minimum Front Yard Setback	40	30	30	30	25	30	50*	25*
Minimum side yard setback								
Least one:	10	8	6	6	5	5*		12*
Total of two:	25	20	16	16	15	16*	50*	27*
Minimum rear yard setback	28	28	28	28	28	*	50*	15*



* See respective district's development standards for additional requirements/restrictions.

CURRENT FRONT YARD RESTRICTIONS AND EXEMPTIONS

Structure means any item or object built or constructed of separate parts and placed or maintained upon the ground, excepting a fence, a pole containing a basketball hoop, a flagpole, a light pole, a mailbox or an air conditioning condensing unit, or an unenclosed outside porch.

The City has exempt a number of items that may be within the front or side yard setbacks these include:

<ul style="list-style-type: none"> • fence, (height restriction, 30 in, and 18 inches from sidewalk) • pole containing a basketball hoop, • a flagpole, • a light pole, • a mailbox, 	<ul style="list-style-type: none"> • a free mini-library, (no more than 5 ft in height, 4 square feet in area, or 18 inches from sidewalk) • an air conditioning condensing unit, or • an unenclosed outside porch. 	<p>There are further regulations around size, height, and minimum distance from the sidewalks for each of these items.</p> <p>Landscape borders and edging are not considered a structure.</p>
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Article XI of the Ordinance: Structures in Front Yards (Sec. 8-335).

The Ordinance has not changed; any existing structure in the required front yard setback that is not listed as exempt (above) is an illegal nonconforming structure. It must be removed or a variance must be sought and granted.

VARIANCE CRITERIA

Dimensional Or Nonuse Variances. The zoning board of appeals may grant a dimensional or nonuse variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty.

A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met:

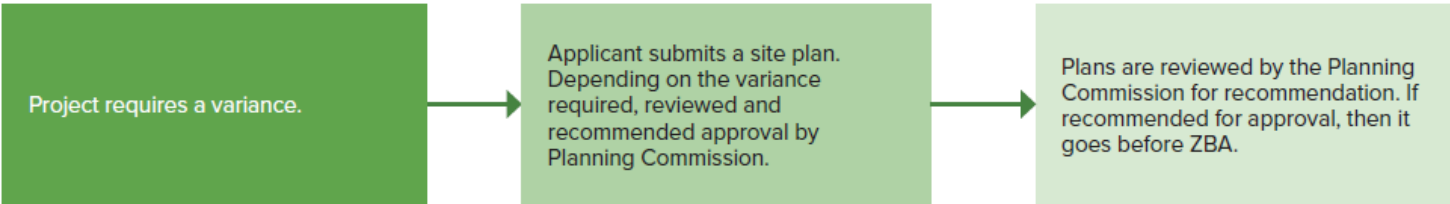
- a. That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome;
- b. That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives);
- c. That the plight of the petitioner is due to unique circumstances of the property;
- d. That the petitioner’s problem is not self-created;
- e. That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

In your application, you will need to answer to each point in the criteria listed above.

PROCESS

Once a completed application is submitted, it requires 1) review by Planning Commission, 2) public hearing at the Zoning Board of Appeals meeting, and 3) final determination by the Zoning Board of Appeals.

Zoning Board of Appeals Review



FEE

\$575: \$200 for the variance review + \$375 for the Public Hearing