

Community & Economic Development Division  
Planning and Development Services

## ZONING INTERPRETATION RECORD

**Subject of Interpretation:** Whether stairs projecting into the required rear yard of a residential building may be enclosed.

**Zoning Ordinance Section Number:** 7.200.B.3.c

**Title of Section:** Projections into required yards of residential buildings; rear yards.

**Cause for Interpretation:** This ordinance section does not specify whether stairs that may project four feet into the required yard may be enclosed or not. A homeowner seeking to construct enclosed stairs that project into the required yard for access to a planned basement addition has requested that this ordinance section be clarified.

**Interpretation:** **Stairs projecting into a required yard may not be enclosed by building walls.** While other allowances for site improvements and building elements that may partially enclose exterior stairs in the rear yard exist in the ordinance, the intent of this section of the ordinance is to balance the needs of property owners to use their land in a reasonable manner while preserving the open character and separation of building masses provided for by the yards required by the ordinance. Stairs enclosed by building walls will in practice become an extension of the building interior when viewed from outside. This would be in direct conflict with the intent of the required yards established by the ordinance.


Interpretation By:

  
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7-5-2022  
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Approved By:

  
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