

**I MINA' TRENTA NA LIHESLATURAN GUÁHAN**  
**2009 (FIRST) Regular Session**

Bill No. B201-30(COR)

Introduced by:

R.J. RESPICIO  
J.P. GUTHERZ  
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2009 AUG -5 AM 9:00 PM

**AN ACT TO AMEND SUBITEM (h) OF TITLE 21 GUAM CODE ANNOTATED CHAPTER 61 § 61503, RELATIVE TO EXCEPTIONS TO YARD AND AREA REGULATIONS.**

1           **BE IT ENACTED BY THE PEOPLE OF GUAM:**  
2           **Section 1. Subitem (h) of Title 21 Guam Code Annotated Chapter 61 §**  
3 **61503 is amended to read:**

**“§ 61503. Exceptions to Yard and Area Regulations.**

5           (a) No front yard need be provided on a lot in a hillside area where  
6 the topography of the lot is such as to make it unreasonable or impractical  
7 to locate a building on the lot and provide a front yard.

8           (b) No side yard need be provided for a dwelling or hotel erected  
9 above the ground floor of a building, where the ground floor is designed  
10 for commercial or industrial purposes.

11           (c) Cornices, eaves, belt courses, sills, canopies or other similar  
12 architectural features, may project into a required side yard not more than  
13 two inches for each one foot of width of such side yard and may project  
14 into any other required yard space not more than thirty (30) inches.

15           (d) Open, unenclosed stairways or balconies, not covered by a roof  
16 or canopy, may project into a required rear yard not more than for (4) feet,

1 and such balconies may project into a required front yard not more than  
2 six (6) feet.

3 (e) Open, unenclosed porches, platforms, places, not covered by a  
4 roof or canopy, or landings, which do not extend above the level of the  
5 first floor of the building, may project into any required front, side, or rear  
6 yard, not more than six (6) feet.

7 (f) A fence, lattice work screen, wall, or hedge, not more than six (6)  
8 feet in height, may be located in any required front, side or rear yard.

9 (g) In computing the lot area of a lot which abuts upon an alley one-  
10 half (1/2) the width of such alley may be assumed to be a portion of the  
11 lot.

12 (h) Accessory buildings or structures may be located and maintained  
13 in a rear yard, except in the required ten (10) foot rear yard which is that  
14 portion adjoining the rearmost main building on the lot. Such buildings or  
15 structures may also be located and maintained in any side yard, except in  
16 the required eight (8) foot side yards adjoining each of the side lot lines.  
17 Such buildings or structures may also be located and maintained in any  
18 front, side or rear yard when such buildings or structures are to be used  
19 exclusively for purposes relative to connections to island electric power,  
20 including for standby generators and for alternative power connections for  
21 net metering purposes, provided that such buildings or structures shall be  
22 located at or near the point that electric power is provided by the Guam  
23 Power Authority, and if located in a side or rear yard, the walls may be

1        erected on the rear and/or side lot lines, and such buildings or structures  
2        shall not exceed one hundred fifty (150) square feet of floor space and the  
3        roofs thereof shall not project beyond the lot lines and shall be sloped in  
4        such a manner as to prevent rain runoff from flowing to adjacent property.  
5        When such buildings or structures are to be used exclusively for storage or  
6        as outdoor cooking facilities, they may be located in a side or rear yard  
7        with walls erected on the rear and/or side lot lines; provided that such  
8        buildings or structures shall not exceed two hundred (200) square feet of  
9        floor space and the roofs thereof shall not project beyond the rear or side  
10       lot lines and shall be sloped in such a manner as to prevent rain run off  
11       from flowing to adjacent property. A storage or cooking facility may only  
12       be constructed on residential lots which meet the yard requirements  
13       provided by § 61501 of this Code.

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