

Sec. 27-159. - Permitted projections into required yards.

(a) ~~Front porch projection into the required front yard.~~ Front Porches in Residential Districts.

(1) For new and existing residential development in ~~RS-50~~ Residential Single-Family districts (RS Districts), and RM Residential Multi-Family districts (RM Districts), and Planned Developments (PD Districts) that allow detached, semi-detached and attached residential single family development, a front porch may project into the required front yard no more than eight (8) feet provided the following conditions are met:

- a. The porch is open on all sides except where it is attached to the principal structure. No permanent screening, lattice-work, banister, or other permanent, attached, visual obstruction shall be permitted except for ~~decorative or~~ safety purposes, not to exceed the minimum to meet building code safety code standards.
- b. The zoning administrator shall encourage the construction and integration of residential front porches in the overlay districts; ~~however, in no case shall~~ In overlay districts where block averaging or other averaging techniques are required, the front porch shall be allowed to encroach up to eight (8) feet project into the established front yard. However, at no time may the front porch be placed less than five (5) feet from the front property line. setback block average porch as required by an established overlay district requirement or other block averaging technique.
- c. A porch projecting into the required front yard shall be a maximum one-story porch. The maximum height of the eave above finish grade shall not exceed twelve (12) feet. If the finished floor of the residence is elevated for flood purposes, the porch may extend above the twelve (12) feet to remain on the same visual plane as the first floor of the residence, but must remain in proportion to said residence.
- d. A porch shall be "additive" and not "incised" into the primary mass of the building. In other words, the porch needs to be a separate mass.
- e. The proposed porch must be designed in keeping with the architectural style of the structure.
- f. In the Planned Development Districts, as described above, a porch may encroach up to the eight (8) foot allowance. However, the front yard must remain a minimum of five (5) feet. No allowance may reduce the front setback to less than five (5) feet.

(b) Architectural features including, but not limited, to cornices, eaves, gutters, flower boxes, bay windows, decorative molding and balconies, which are part of the structure or attached thereto, may project no more than three (3) feet into the required front, corner and rear yards. Within the side yard setback, the only architectural features permitted to encroach three (3) feet into the required setback are cornices, eaves, gutters and decorative molding. However, architectural features may not encroach into any setback reduced by a variance approval unless such encroachments were specifically approved as part of the variance request. Equipment, tanks, filters, stairways and enclosed floor space are not considered architectural features and, therefore, must meet principal structure setbacks, unless otherwise varied pursuant to other sections of this chapter.