

Sec. 27-98. Permitted projections into required yards.

(a) Front Porch Projection into the required front yard.

1. For residential development in the RS-50 Residential Single-Family and RM-Residential Multi-Family districts, a front porch may project into the required front yard no more than 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 the front porch project into a front 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 12 feet. If the finished floor of the residence is elevated for flood purposes, the porch may extend above the 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.
2. For residential development in the RS-60 Residential Single-Family Zoning District, the Zoning Administrator may approve an administrative variance to allow a front porch addition under the conditions stated in Subsection (a) 1. a. – f., per Sec., 27-368 procedures for notice, provided the proposed porch is an addition to an existing building and the proposed addition of the porch is compatible with the buildings on adjacent properties in terms of size and mass.
3. Within the RS-75, RS-100 and RS-150 Residential Single-Family Zoning Districts, front porches are subject to comply with the required front building setback requirement of the underlying district.”

(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 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.