

4.4.5 Yards:

A. Projections

Usual projections such as sills and cornices may extend into any required side yard not more than 12 inches. A chimney may project not more than 2 feet into a side yard but not within 5 feet of a side property line. A porch or a hatchway may project 3 feet into the rear yard. A porch projection shall be limited to a landing platform not larger than 24 square feet, not more than a 3-foot projection into the front yard setback. (Effective 8/15/2007)

B. Side Yard in B-TC Zones

A building may be constructed at the side property line or with the required side yard setback. Buildings constructed adjacent to existing buildings shall be constructed with no space between buildings with common walls. No building shall be built within 25 feet of a residence zone.

C. Through Lots

In a residence zone, the rear yard of a through lot shall be the average depth of the 2 adjoining lots.

D. Yards in B-TC, B-BT, PD and CD Zones

Where a contiguous area is in multiple ownership, it may be developed under a single site plan with height, area and yard requirements applied to the entire area so developed.

E. Detached Mechanical Units in R-7, R-12, and R-20 Zones

Propane tanks, mechanical equipment, generators, and similar components less than fifteen (15) square feet in size and located in a side or rear yard shall not be required to adhere to setback requirements provided no portion of the unit is located further than ten (10) feet from the principal structure or closer than five (5) to a property line. A plot plan shall be provided to verify location. For corner lots, the front yard shall apply only to the portion of the property where the main dwelling entrance is located and the general direction in which the principal building faces, as determined by the Zoning Enforcement Officer.(Effective: xx/xx/2022)