

Permitted Structures in Required Yards. The following shall be allowed in a required yard, provided applicable sight distance and fire safety requirements are met and maintained:

(A) In all yards, including a front yard:

- (1) Fences, provided that no fence in a required residential front yard shall exceed 3 1/2 feet in height.
- (2) Ground level terraces or decks not over thirty (30) inches high which do not include a permanently roofed-over terrace or porch.
- (3) Awnings or canopies provided they do not project more than four (4) feet from the existing building face.
- (4) Bay windows and overhanging eaves and gutters projecting 30 inches or less into the yard.
- (5) Architectural features, chimneys or the like projecting a maximum of 24 inches into a side or rear yard or three (3) feet into a front yard provided that such projection does not reduce the width of a yard to less than three (3) feet.

Covered entry porches, enclosed or unenclosed, may project a maximum of three (3) feet provided such projection does not reduce the width of the yard to less than three (3) feet.
- (7) Arbors and trellises.
- (8) Flag poles.
- (9) Recreational equipment
- (10) Signs, pursuant to Article 13 [Amended 10/4/07]

(B) In any yard except a front yard.

- (1) Clotheslines.
- (2) Fences shall not exceed eight (8) feet in height in residential areas.

- (3) Balconies projecting a maximum of four (4) feet provided they do not reduce the width of the yard to less than three (3) feet.
- (4) Air conditioners rated at 24,000 BTU or less which do not discharge air within five (5) feet of any lot line and air conditioners over 24,000 BTU which do not discharge air within twelve (12) feet of any lot line.
- (5) In conjunction with a single family dwelling only, any non-habitable, one-story accessory structure which is not within five (5) feet of a rear or side property line or a common wall in portions of required yards which are located as follows:
 - (a) On regular lots, at least sixty (60) feet from street rights-of-way or private access easement lines at the front of the lot, and at least twenty-five (25) feet from any street rights-of-way or private access easement lines at the side of the lot.
 - (b) On irregular lots, at least forty (40) feet behind the front line of any building adjacent to the lot line, and at least twenty-five (25) feet from any access easement
- (6) In conjunction with a single family detached dwelling only, an attached garage that is not within five (5) feet of a rear or side property line, subject to the following standards:
 - (a) In no case shall the distance between the attached garage and structures, excluding detached, non-habitable structures, on the adjacent property be less than 16 feet.
 - (b) No windows or doors shall be permitted on the side of the attached garage that is located within the required yard.
 - (c) No portion of the principal structure other than the attached garage shall be permitted within the required yard.

- (d) The attached garage shall not be converted into habitable space.
 - (e) No second story addition over the attached garage shall be permitted which extends into the minimum required yard for the district, except as provided herein.
- (7) Detached garage located at the rear of a lot which has been developed following lot requirements for the Traditional Design Option which is attached to a similar garage on a contiguous lot may be located within the side yard setback and within two (2) feet of the rear property line. No rear yard shall be required on such lots for garages which are accessed from the front of the lot.
- (8) In conjunction with Section 5-500(A), temporary buildings for the storage of construction materials, subject to the following standards:
- (a) The height of a temporary building shall not exceed nine (9) feet from average finished grade to the peak of the roof.
 - (b) The temporary building shall be setback from any property line a minimum distance equal to its height.
 - (c) Except for the temporary building, no outdoor storage of construction related materials may be located anywhere within a minimum required yard.
 - (d) With the issuance of the Zoning Permit, the Zoning Administrator may impose conditions to mitigate any adverse impact on abutting properties to include fencing and screening requirements.

(C) In the rear yard only.

- (1) For single family detached houses, decks exceeding thirty (30) inches in height may be permitted in rear yard setbacks, but no closer than fifteen (15) feet to a rear property line.

- (2) For attached dwellings, decks exceeding thirty (30) inches in height may extend to the side lot line for interior units and no closer than fifteen (15) feet to the rear property line for both interior and end units.