

13

ADJUSTMENTS TO YARD REGULATIONS

13.01 Adjustment to Front Yard Requirements

A front yard may be adjusted to an average of the adjacent structures' front yards where existing adjacent structures have a front yard less than required.

13.02 Adjustment to Side Yard Requirements

Buildings constructed prior to the effective date of this Ordinance with side yard setbacks of less than required by this Ordinance, may have additions erected in line with the existing building and provided further that said addition will be erected no closer to the lot line than the existing building.

13.03 Projection From Buildings

Every part of any required yard shall be open to the sky and unobstructed except:

- A. Eaves may project into a front, side, or rear yard twenty-four inches, exclusive of gutters;
- B. Ordinary projection of sills, belt courses, cornices, vertical solar screen, ornamental features which may project twelve (12) inches;
- C. Air conditioners may project into a required side or rear yard setback;
- D. Solar collectors which are a part of the main building may extend into a required rear yard for a distance not to exceed ten feet;
- E. An open, unenclosed porch may project into a required front yard for a distance not exceeding ten (10) feet. Balconies and paved terraces may project into a required front yard for a distance not exceeding six (6) feet. An enclosed vestibule containing not more than 40 square feet may project into a required front yard for a distance not to exceed four feet; and
- F. Terraces, uncovered porches, platforms, decks and ornamental features which do not extend above the level of ground (first) floor may project into a required yard, provided these projections be distances at least seven feet from the adjacent side or rear lot line.