

Note: All other accessory buildings, structures and equipment in this section not listed below remain the same.

Sec. 47-19.2. – Accessory building, structures and equipment, general

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B. *Architectural features in residential districts.* Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less. Unenclosed balconies with open railings may extend into the front yard a maximum distance of five (5) feet from the face of the building and may extend the entire linear length of the front façade. Accessory uses which encroach into any yard area, excluding unenclosed balconies encroaching into the front yard, are permitted to have a total combined linear façade length not greater than twenty percent (20%) of the total linear length of the façade to which they are attached. Items such as windowsills or belt courses which extend six (6) inches or less into the yard area shall not be considered for the length limitation. Eaves shall not be subject to the length limitation. The dimensional limitations of this subsection shall not apply and the provisions of subsection C. shall apply to awnings accessory to a residential use in a nonresidential zoning district.

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H. *Driveways.* ~~Driveways are subject to the following requirements: shall be permitted in all zoning districts within the required front and side yards. Driveways shall be permitted in all residential zoning districts within the required rear yards only when that yard abuts a street or alley. In nonresidential zoning districts, driveways shall be permitted in any yard, except where prohibited by the ULDR. A driveway shall be a minimum of eighteen (18) feet in length when used as a stacking or a parking space. See Section 47-20, Parking and Loading Requirements.~~

1. Driveways are permitted in the required front, corner and side yards; and
2. Driveways are permitted in the rear yard of residentially zoned properties when the rear yard abuts a street or an alley or the driveway is in association with a townhouse, cluster, duplex, two family home, or multifamily development; and,
3. In nonresidential zoning districts, driveways are permitted in any yard, except where prohibited by the ULDR; and,
4. A driveway shall be constructed at a minimum length of eighteen (18) feet measured from the property line when used as stacking or as a parking space; and,

5. Driveways shall meet all requirements of Section 47-20, Parking and Loading Requirements.

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K. *Garages and carports (residential use).* Garages and carports may extend into a required front yard in RD, RC and RM zoning districts when accessory to a single family dwelling ~~but no closer than twenty (20) feet from the front property line~~ subject to the following requirements:

1. Garages that are accessory to a standard single family dwelling shall have minimum front yard setback of twenty (20) feet from the front property line.

2. Carports may extend into a required front yard, when they are accessory to a standard single family dwelling, and shall have a minimum front yard setback of fifteen (15) feet from the front property line, a maximum height of ten (10) feet, a maximum of two hundred (200) square feet of roof area within the required front yard, and

3. Any portion of a carport encroaching into a required front yard shall be open on all sides, except where attached to the principal building.

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Y. *Porch.* A porch ~~that is an accessory to a single family dwelling~~ may be permitted to extend into the required front and corner yards only when attached to a standard single family home, but shall be no closer than seventeen (17) feet from the front property line in the RS-8, RD, RC and RM in all residential zoning districts. Such porches shall be open on at least two (2) sides with no screen enclosure permitted on the open sides subject to the following criteria:

1. When accessory to a standard single family dwelling, a porch shall have a minimum setback of seventeen (17) feet measured from the furthest extent of the roofline or overhang; or,

2. When accessory to an attached single family dwelling a porch may encroach an additional three (3) feet into the required front or corner yard beyond the setback of the principal building, as measured from the furthest extent of the roofline or overhang.

3. The porch must be open on at least two (2) sides with no screen enclosure.