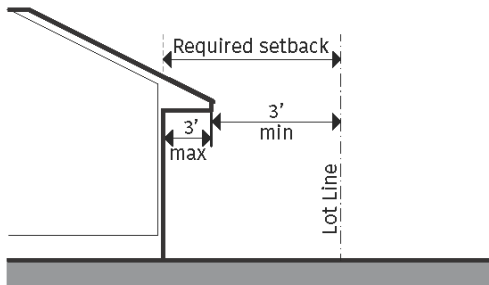


**Setback Encroachments** All buildings and structures must be located at or behind the required setbacks except as listed below. No building or structure can extend into a required buffer, easement (including private street easement) or public right-of-way.

## 1. Building Features

### a. All Setbacks.

1. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, if such extension is at least 3 feet from the vertical plane of any lot line.



2. Chimneys may encroach up to 4 feet into a required setback, if such extension is at least 5 feet from the vertical plane of any lot line.

3. Handicap ramps may encroach to the extent necessary to perform their proper function.

4. Balconies may encroach no more than 10 feet into a required setback, if such extension is at least 5 feet from the vertical plane of any lot line. Balconies are not required to be setback from lot lines in instances where a 0 foot setback is employed.

5. Awnings/canopies may extend into a required setback if such extension is at least 3 feet from the vertical plane of any lot line.

b. Primary and Secondary Street Setbacks. Porches, raised entries, and stoops may encroach no more than 10 feet into a required setback, including steps, if such extension is at least 5 feet from the vertical plane of any lot line.

c. Common Side and Rear Setbacks. Unenclosed patios, decks, terraces or fire escapes may encroach into a common side or rear setback, provided that such extension is at least 5 feet from the vertical plane of any common side lot line and 10 feet from any rear lot line.