

ORDINANCE NO. O-24-2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING CHAPTER 17.25 RESIDENTIAL ZONE AND
REPEALING CHAPTER 17.30 RESIDENTIAL ZONE BONUS DENSITY
ENTITLEMENTS OF THE EAGLE MOUNTAIN MUNICIPAL CODE**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend Chapter 17.25 Residential Zone and repeal 17.30 Residential Zone Bonus Density Entitlements of the Eagle Mountain Municipal Code;

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to repeal Chapter 17.30 and amend Chapter 17.25 of the Eagle Mountain Municipal Code, which is attached to this Ordinance as Exhibit A.
2. Chapter 17.25 of the Eagle Mountain Municipal Code is hereby amended as set forth more specifically in Exhibit A.
3. Chapter 17.30 of the Eagle Mountain Municipal Code is hereby repealed.
4. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 20th day of August 2019.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Fionnuala B. Kofoed, MMC
City Recorder



CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 20th day of August 2019.

Those voting aye:

☒ Donna Burnham

☒ Melissa Clark

☒ Colby Curtis

☒ Stephanie Gricius

☒ Benjamin Reaves

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Stephanie Gricius

☐ Benjamin Reaves

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Stephanie Gricius

☐ Benjamin Reaves



Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Chapter 17.25 RESIDENTIAL ZONES

Sections:

- 17.25.010 What this Chapter Does**
- 17.25.020 Future Land Uses and Residential Zones**
- 17.25.030 Land Use Table**
- 17.25.040 Residential Development Standards**
- 17.25.050 Generally Applicable Provisions**
- 17.25.060 Projection into Setbacks**

17.25.010 What this chapter does.

In order to further the purposes of LUDMA (Utah's Municipal Land Use, Development, and Management Act) and the City's General Plan, the city is divided into various zones, including a number of residential zones. This chapter establishes the land use regulations for the residential zones in Eagle Mountain City, including permitted and conditional uses, minimum land use standards, and other development provisions.

17.25.020 Future Land Uses and Residential Zones.

All land planned for residential use in Eagle Mountain City is located within one of the following future land use categories and must be located within one of the following residential zoning districts:

1. Future Land Use: Agricultural/Rural Density One
 - a. Zone: **RA1**. The RA1 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character. To achieve these goals the minimum lot size is 5 acres (217,800 square feet).
 - b. Zone: **RA2**. The RA2 zone is for large lot residential developments that preserve open space, animal rights, and a semi-rural character, as well as providing a transition area between 5-acre-lot neighborhoods and 1-acre-lot neighborhoods. To achieve these goals the minimum lot size is 2.5 acres (108,900 square feet).
2. Future Land Use: Agricultural/Rural Density Two
 - a. Zone: **RD1**. The RD1 zone is for large lot residential developments that preserve open space, animal rights, a semi-rural character, and provide a proper transition from large lots, hillsides, or other natural areas to more suburban neighborhoods. The minimum lot size is 1 acre (43,560 square feet).

- b. Zone: **RD2**. The RD2 zone is for single-family large lots in traditional suburban neighborhoods with parks, trails, and other open space. The minimum lot size is $\frac{1}{2}$ acre (21,780 square feet).
- 3. Future Land Use: Foothill Residential
 - a. Zone: **Foothill Residential (FR)**. The Foothill Residential (FR) zone is for single-family residential view lots, generally on hillsides or foothills. Lots should be arranged to protect open space areas, ridgelines, hillsides, wildlife habitat, and provide useable open space or trail access to useable open space. The minimum lot size is $\frac{1}{4}$ acre (10,890 square feet), and an average lot size of $\frac{1}{2}$ acre (21,780 square feet) is required.
- 4. Future Land Use: Neighborhood Residential One
 - a. Zone: **R1**. The R1 zone is for large single-family homes on medium-sized lots arranged in walkable suburban neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is $\frac{1}{4}$ acre (10,890 square feet) and an average lot size of at least $\frac{1}{3}$ acre (14,520 square feet) is required.
 - b. Zone: **R2**. The R2 zone is for medium to large single-family homes on medium-sized lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is 8,000 square feet, and an average lot size of at least $\frac{1}{4}$ acre (10,890 square feet) is required.
 - c. Zone: **R3**. The R3 zone is for single-family homes on small lots arranged in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. The minimum lot size is 6,500 square feet, and an average lot size of at least 8,500 square feet is required.
- 5. Future Land Use: Neighborhood Residential Two
 - a. Zone: **RC**. The RC zone is for single-family homes on small lots in walkable neighborhoods with improved parks and trails that connect the neighborhoods with surrounding land uses. These neighborhoods can provide a transition between multi-family developments and neighborhoods with medium-sized lots. The minimum lot size is 4,500 square feet and an average lot size of at least 6,000 square feet is required.
 - b. Zone: **MF1**. The MF1 zone is for "footprint" single family homes (not on fee simple lots; sometimes defined as patio homes), twin homes, duplexes, triplexes, and townhomes with no more than 6 units per building, with common/shared open space between buildings, and a home owners' association that maintains the open space. The maximum density is 10 dwelling units per acre.
- 6. Future Land Use: Neighborhood Residential Three
 - a. Zone: **MF2**. The MF2 zone is for townhomes, condominiums, and apartments with no more than 12 units per building. Developments in this zone should be within immediate

walking distance of a park, retail/office development, transit facilities, or adjacent to major roadways or intersections. The maximum density is 20 dwelling units per acre.

17.25.030 Land Use Table.

This land use table contains the various land uses that are permitted, conditional, special, and prohibited uses in the residential zones. Uses that are not listed in this table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

C = Conditional (Due to their unique characteristics or negative effects that may not be compatible without conditions to mitigate or eliminate the detrimental impacts. Must comply with Chapter 17.95 EMMC)

S = Special (Special uses are permitted as long as they comply with the standards listed in Chapter 17.75 EMMC that are specific to that type of use)

Blank = Prohibited

Land Use Table

Residential Land Uses

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Home Businesses in compliance with Ch. 17.65 EMMC	P	P	P	P	P	P	P	P	P	P	P
Dwelling (single-family)	P	P	P	P	P	P	P	P	P	P	
Dwelling (multi-family)										P ≤ 6 units / building	P ≤ 12 units / building
Assisted Living Facility	S	S	S							S	S
Public Parks, Trails, & Recreation	P	P	P	P	P	P	P	P	P	P	P
Public & Private Utility Structures or Facilities	S	S	S	S	S	S	S	S	S	S	S
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	P	P	P
Religious or Cultural Meeting Halls	S	S	S	S	S	S	S	S	S	S	S
Public/Charter School	S	S	S	S	S	S	S	S	S	S	S
Private School	S	S	S								
Radio, Microwave, or other Transmission Towers	S	S	S	S	S	S	S	S	S	S	S
Detached Accessory Apartments in compliance with Ch 17.70 EMMC	P	P	P	P ≥ 8,000 Sq Ft Lot	P ≥ 8,000 Sq Ft Lot						
Accessory Apartments within the Primary Residence in compliance with Ch 17.70 EMMC	P	P	P	P	P	P	P	P			
Residential Facility for Persons with a Disability (up to 4 unrelated adults) in compliance with Ch 17.75 EMMC	S	S	S	S	S	S	S	S	S	S	S
Plant and Tree Nursery / Garden Center	S	S	S								
Chickens	P	P	P	P	P	P	P	P			
Livestock / Farm Animals (see Section 6.10.090)	P	P	P	P							
Riding Arena (Commercial)	C	C									
Stables (Commercial)	C	C									
Equestrian Center	C	C									
Animal Care Service	S	S	S								
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P
Model Home Sales Office	P	P	P	P	P	P	P	P	P	P	P

17.25.040 Residential Development Standards.

This Development Standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

Residential Development Standards

Residential Development Standards

General Plan Residential Category	Ag / Rural Density 1		Ag / Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3	
Zone designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2	
Type of housing	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached	SF Detached (Small Lot)	SF Detached ³ , MF 2-6 units/building	MF ≤ 12 units/building	
Maximum Gross Density										10 units/acre	20 units/acre	
Minimum Residential Lot Sizes	5+ Acres (217,800 sq ft)	2.5 Acres (108,900 sq ft)	1 Acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 Acre (10,890 sq ft)	1/4 Acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft			
Minimum Average Lot Sizes ⁸					1/2 Acre (21,780 sq ft)	1/3 Acre (14,520 sq ft)	1/4 Acre (10,890 sq ft)	8,500 sq ft	6,000 sq ft			
Required Improved Open Space (in compliance with Section 16.35.105)				500 sq ft per lot	750 sq ft per lot	750 sq ft per lot	900 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per lot	1,000 sq ft per 3bd; 750 sq ft per 1 & 2bd	1,000 sq ft per 3bd; 750 sq ft per 1 & 2bd	
Primary Structure Maximum Height ¹	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	
Accessory Structure Maximum Height ¹	35	35	35'	25'	20'	20'	20'	20'	20'	20'	20'	
Ancillary Structure Maximum Height ⁷	10' above primary structure											
Minimum Lot Frontage ²	150'	150'	125'	100'	90'	85'	80'	62'	58'			
Minimum Lot Frontage (Cul-de-sac or circle)	100'	100'	75'	60'	50'	45'	40'	20'	20'			
Minimum Dwelling Size (excluding garage)	1000 sq ft	1000 sq ft	1000 sq ft	1000 sq ft	1000 sq ft	1000 sq ft	800 sq ft	800 sq ft	800 sq ft	650 sq ft	650 sq ft	
Minimum Setbacks for Primary Structures ³												
Front	35'	35'	30'	25'	25'	25'	25'	15'	15'	15'	15'	
Front Garage	45'	45'	40'	30'	25'	25'	25'	22'	22'	22' ⁶	22' ⁶	
Rear	35'	35'	35'	35'	35'	25'	20'	20'	20'	30' between buildings		
Side	20'	20'	15'	10'	10'	10'	8'	8'	8'	15' between buildings	20' between buildings	
Garage Side	20'	20'	15'	15'	10'	10'	10'	10'	10'	15' between buildings	20' between buildings	
Street Side	25'	25'	25'	25'	15'	15'	15'	15'	15'	15'	15'	
Maximum Size of Accessory Structures				75% of dwelling footprint ⁴	50% of dwelling footprint ⁴							
Minimum Setbacks for Accessory Structures												
Front	Same as principal structure											
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'	
Side	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	5'	
Street Side	Same as principal structure											
Distance from a Residential Dwelling	Structures housing animals: 50' from neighboring residences; 6' for all other structures						6'	6'	6'	6'	6'	6'
Site Plan Approval Required (see Chapter 17.100 EMMC)												
Yes												

¹ Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory apartments located above a detached garage is 35 feet.

² Lot Frontage is measured at the street property line. Lot frontage shall vary by at least 5 feet every 3 or 4 lots in the R3 and RC zones.

³ Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10% variation in setbacks may be approved by the Planning Director and Building Official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in Section 17.25.060 EMMC.

⁴ Square footage of the footprint of the residential dwelling, including attached garage.

⁵ Only "footprint" single-family detached units - no homes on fee simple lots. These are sometimes referred to as patio homes.

⁶ Driveway length exceptions for multi-family developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

⁷ Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

⁸ The minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation.

17.25.050 Generally applicable provisions.

All development projects within the residential zones in this chapter shall conform to the following general requirements:

A. Yard Landscaping. The front and side yards must be improved prior to occupancy of each home in accordance with the approved yard landscaping plan approved in conjunction with the Final Plat for the development. Improvements shall include sod, irrigation, trees, and shrubs, and may include some water

wise landscaping. In cases of inclement weather, the builder or property owner may pay a \$2,000 cash escrow per lot to the City and shall complete the landscaping no later than six months after the issuance of the certificate of occupancy.

B. Open Space & Trails. Lots and roads shall be arranged to best protect contiguous open space areas, ridgelines, hillsides, drainages, wildlife habitat and corridors, and provide useable open space or trail access to useable open space. All developments shall connect to existing adjacent trails and wildlife corridors and continue them through the development and shall provide regional trails and corridors if included in the City's General Plan, Parks and Open Space Plan, or Bike and Pedestrian Plan. Rather than including large areas of unbuildable land in lots, developers are encouraged to preserve and dedicate these areas as public open space. The approval authority may require the developer to pay a fee in lieu according to EMMC 16.35.105(A)(11), or may consider, at their discretion, alternative open space plans. Alternative plans will be evaluated based upon the benefit to the neighborhood/community, proximity to existing amenities or natural features, and the unique nature of the site, and may include additional trails, preservation/dedication of additional open space areas, and unique improvements/amenities. Alternative plans may include a proposed "buy-down" of open space acreage with additional amenities at a rate of 150 points per acre (required acreage x 100 points + "bought-down" acreage x 150 points). Parks and trails must be improved as required by the standards set forth in Chapter 16.35 EMMC. Common open space areas within multi-family projects shall not count towards the open space requirement, unless a large area is planned that meets the criteria found in Section 16.35.105 EMMC. Land in excess of 15 percent slope shall be ineligible for inclusion in improved open space requirements unless the planning commission recommends and the city council approves specific improvements on land in excess of 15 percent slope which these bodies determine to be an approved amenity. In this case, only the acreage of land in excess of 15 percent slope which is improved will be considered towards the improved open space requirements.

C. Parking & Garage Dimensions. Projects shall comply with the off-street parking standards found in EMMC 17.55, which includes standards for enclosed parking, covered parking, and visitor parking. Minimum dimensions of two-car garages shall be 22 feet by 22 feet. Two-car garage door openings shall be a minimum of 16 feet wide by 8 feet tall. Single-car garages shall be a minimum of 12 feet wide by 20 feet deep of useable parking area. Single-car garage door openings shall be a minimum of 9 feet wide by 8 feet tall.

D. Driveways. Residential driveways shall not exceed grades of 12 percent. The building official may approve driveway slopes that exceed 12 percent in circumstances that are deemed necessary because of the topographical conditions. Residential driveways, when feasible, shall not be permitted in the clear

vision triangle at local streets as described in this title. Minimum residential driveway length is included in the Residential Development Standards Table.

E. Buffers and Transitions Between Developments and Uses. All residential zone developments shall comply with the transitioning and buffering requirements as set forth in Chapter 17.60 EMMC. If commercial development is allowed as a conditional use in a residential zone, the more restrictive of the residential or commercial buffering and transitioning requirements shall apply.

F. Architectural Design Standards. All multi-family buildings shall comply with Chapter 17.72 EMMC. Single-family developments should produce diverse yet compatible homes with similar design quality on all front and side elevations that face a public road and shall include variation in exterior materials (fiber cement siding, board and batten or vertical siding, stone, brick, stucco) and/or colors. All front and side elevations that face a public road shall include additional architectural detailing, and may include decorative shutters, bay windows, popouts, trellis or arbor structures, decorative gables, dormer windows, balconies, decorative trim and moldings, window grids, etc. Aluminum siding is prohibited. All residential dwellings shall include windows and main entry doors on the front elevation. If a floor plan is to be repeatedly built within a development, a minimum of three elevation schemes shall be developed. Elevation schemes shall be approved by the planning director or his/her delegated representative. Houses sited on adjacent lots, or directly across the street (sharing frontage) shall have different floor plans or elevations and different color schemes. Prefabricated metal carports are prohibited in front yards.

G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80, 17.62, other applicable City Codes, and approved by the approval authority for preliminary plats. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. Development near natural washes must include significant setbacks from the edge of the wash to any structure. Utility corridors shall be preserved and deeded to the City whenever possible for trails and open space corridors. Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

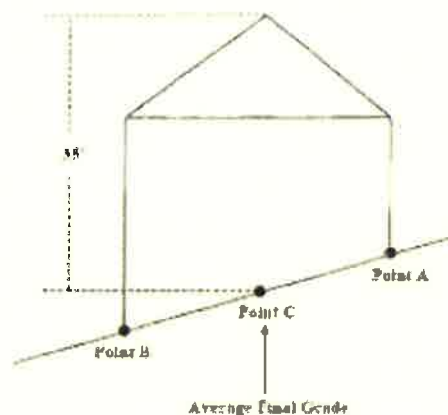
H. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting must comply with the standards found in Chapter 17.56 EMMC. Streetlights are required to be paid for by developers

and installed by the City's contractor along all roads in and surrounding a project, in accordance with Section 15.10.390 EMMC.

I. Infrastructure. At their discretion the approval authority may exempt projects in the RA1, RA2, and RD1 zones from installing curb, gutter, and streetlights. Equestrian trails that adjoin each lot may be required by the approval authority when the subdivision is designed to accommodate horse raising and keeping. Streetlights are still required along all collector and arterial roads.

J. Street Trees. Developers and/or builders are encouraged to plant appropriate trees in park strips along all public streets. Planting shall be done along with the front yard landscaping and in accordance with the standards found in EMMC 16.35.080. Street trees are required along all collector and arterial roads.

K. Landscaped Entryways and Monument Signs. All developments shall provide a landscaped entryway and neighborhood/project monument sign at each main entrance to the neighborhood. This may consist of a water feature, sculpture, or monument sign with the name of the project. The ongoing maintenance of the landscaped entryway shall be by the project's homeowners' association. This feature shall be approved along with a preliminary plat, site plan, or master development plan. At their discretion, the approval authority may approve an alternative amenity or improvement in place of this requirement.



L. Clubhouse and Swimming Pool. All multi-family developments in the MF1 and MF2 zones shall include a swimming pool in addition to the clubhouse. The approval authority of a preliminary plat or site plan may consider and approve alternatives to these improvements if the improvements are considered comparable or equivalent in cost and in benefit to the future residents. For this determination they should consider the size of units, the type of units, the proximity to other recreational amenities, and any unique attributes of the property.

1. Clubhouse or Community Center. A clubhouse facility that is centrally located in the development is intended to provide a recreational and social amenity to residents. Clubhouses or community centers shall be a minimum of 1,500 square feet (not including leasing office area) and accommodate at least 7.5 square feet of clubhouse area per residential unit being served by the clubhouse. Developments may provide multiple clubhouses to fulfill this requirement. The clubhouse does not count towards fulfilling the amenity requirements found in Chapter 16.35 EMMC.

a. Clubhouse Improvements & Completion. Clubhouses shall include food serving facilities, large gathering areas suited to community meetings and events, restroom facilities, and amenities that may include exercise equipment, multimedia equipment, facilities to accommodate the arts, indoor recreation (basketball, volleyball, etc.), or upgraded food preparation or service facilities. The clubhouse shall be adjacent to the pool. The approval authority shall review and approve the clubhouse structure during the site plan review process. Construction of the clubhouse shall commence prior to issuing the 31st building permit in the project or a cash or improvement bond shall be placed with the City to cover the cost of construction. Applicants shall submit a building permit application prior to constructing this improvement. If multiple clubhouses are being provided in a development the additional clubhouses shall begin construction along with the phase of development that includes the clubhouses.

2. Swimming Pool. An in-ground swimming pool that is centrally located in the development is intended to provide a recreational and social amenity to residents. The pool shall be a minimum of 1,000 square feet in size and must accommodate at least 4 square feet of pool space per residential unit being served by the pool. At the discretion of the Council, developments may be required to provide multiple pools to fulfill this requirement, depending on the number of units served and overall project densities and layout. It shall also include a concrete patio, patio furniture, a non-sight-obscuring fence, and comply with all required building codes (including a building permit). The swimming pool does not count towards fulfilling the amenity requirements found in EMMC 16.35. The approval authority shall review and approve the swimming pool facility during the site plan review process. The construction of the pool shall commence prior to the 31st building permit being issued in the development, or a cash or improvement bond shall be placed with the City to cover the cost of construction. If multiple pools are being provided in a development the additional pools shall begin construction along with the phase of development that includes the pools.

17.25.060 Projection into setbacks.

A. Allowed Projection into Setbacks. Certain architectural features or building features may project or encroach into the minimum building setbacks found in Section 17.25.040 (Residential Development Standards) EMMC in accordance with the tables below. For example, if a setback is 10 feet, and a feature may project 3 feet into the setback, a setback of 7 feet would remain between the property line and the projection.

1. Awnings and Canopies. Over the windows, no wider than 12 inches beyond edges of window or door.



Allowed Projection into Setbacks (Awnings & Canopies)								
≥1/4 Acre Lot Size			<1/4 Acre Lot Size			Multi-Family		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
5'	5'	5'	3'	3'	3'	n/a	n/a	n/a

* A minimum of 5' must still be maintained between the nearest property line and any awning/canopy

2. Balconies – Open and Unenclosed.



Allowed Projection into Setbacks (Balconies - Open & Unenclosed)					
Single-Family Detached			Multi-Family		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
2'	2'	2'	n/a	n/a	n/a

* A minimum of 6' must still be maintained between the nearest property line and any balcony

3. Bay Windows. Width of window shall not exceed 10 feet in front or rear yards, or seven feet in side yards.



Allowed Projection into Setbacks (Bay Windows)								
≥1/4 Acre Lot Size			<1/4 Acre Lot Size			Multi-Family		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
3'	3'	3'	3'	3'	2'	n/a	n/a	n/a

* A minimum of 5' must still be maintained between the nearest property line and any bay window

4. Cantilevered Building Projections. Also known as micro-additions, or pop-outs. Shall not exceed eight feet in length.



Allowed Projection into Setbacks (Cantilevered Building Projection)						
Single-Family Detached			Multi-Family			
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Side Yard
2'	2'	2'	n/a	n/a	n/a	n/a

* A minimum of 6' must still be maintained between the nearest property line and any cantilevered building projection

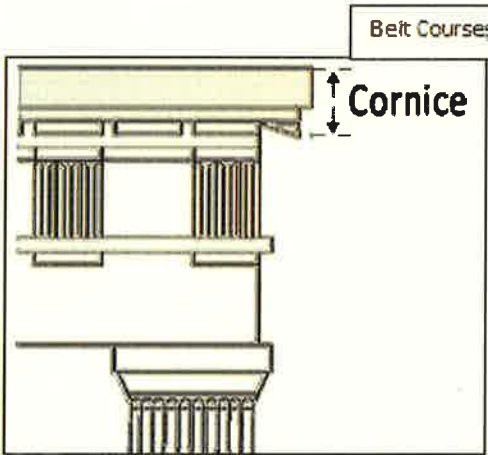
5. Chimney or Fireplace.



Allowed Projection into Setbacks (Chimney or Fireplace)						
Single-Family Detached			Multi-Family			
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	
2.5'	2.5'	2.5'	n/a	n/a	n/a	

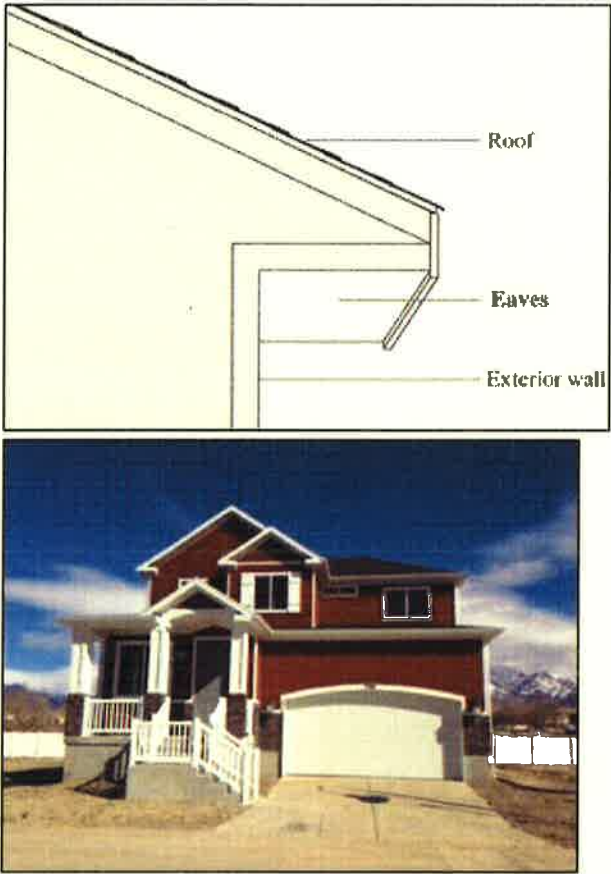
* A minimum of 5.5' must still be maintained between the nearest property line and any chimney or fireplace

6. Cornices, Belt Courses. And similar architectural features.



Allowed Projection into Setbacks (Cornices, Belt Courses, or Similar)						
Single-Family Detached			Multi-Family			
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	
1'	1'	1'	1'	1'	1'	

7. Eaves, Roof Overhangs.



Allowed Projection into Setbacks (Eaves, Roof Overhangs)					
Single-Family Detached			Multi-Family		
Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
3'	3'	3'	n/a	n/a	n/a

8. Porch, Deck, Landing.

- a. Uncovered.



b. Covered.



	Allowed Projection into Setbacks (Porch, Deck, Landing)								
	≥1/4 Acre Lot Size			<1/4 Acre Lot Size			Multi-Family		
	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard	Front Yard	Rear Yard	Side Yard
Uncovered	10'	10'	5'	5'	5'	-	n/a	n/a	n/a
Covered	10'	10'	5'	5'	5'	-	n/a	n/a	n/a