

#### 4.6 Required Yard and Open Space

- a. Whenever a park or play area is so located that it abuts on a public right-of-way or railroad right-of-way, either a landscaped yard area of at least thirty (30) feet shall be maintained between such right-of-way and the nearest developed play space, or a six (6) foot chain link fence shall also be used. This section shall apply to all zoning districts and to all public and private parks, schools, churches, and areas where play space is provided.
- b. No lot, yard, parking area or other open space shall be so reduced in area or dimension as to make any such area or dimensions less than required by this Ordinance, and if already less than the minimum required, it shall not be further reduced.
- c. No required yard or open space allocated to a structure or lot, or dwelling group in compliance with this Ordinance shall be used to satisfy yard, other open spaces, or minimum lot area requirement for any other structure, lot or dwelling group.
- d. The following shall not be considered as encroachment on yard and setback requirements:
  1. "In any yards - posts, off-street open parking spaces, chimneys, flues, belt course, leaders, sills (pilasters, lintels, cornices, and eaves up to 30 inches), bays, gutters, awnings, open terraces, open canopies, steps, flagpoles, ornamental features, open fire escapes, sidewalks, and other similar projections provided they do not extend more than three (3) feet into the yard and in no instance in the "R" district or "CD" district nearer than four (4) feet from the lot line. However, fences, walls, and hedges shall be allowed up to, but not on, the lot line." (amended by Ordinance 118)
  2. Yard lights and nameplate signs in the "R" District provided such lights and signs are three (3) feet or more from all lot lines and subject to Section 7.5. Lights for illuminating parking and loading areas or yards for safety and security purposes may be provided where necessary provided that glare is not visible from the public right-of-way or adjacent residential property and not more than three (3) foot candle of light intensity is present at the property line.
  3. In front yards, balconies that extend a distance of four (4) feet or less, provided they are seven (7) feet or more above grade at building line.
  4. "In side and rear yards, terraces, steps, stoops, and uncovered porches which do not extend in elevation above the height of the ground floor level of the principal building and do not extend nearer than four (4) feet from the lot line. However, fences, walls, and hedges,

shall be allowed up to, but not on, the lot line, if they are six (6) feet in height or less." (amended by Ordinance 118)

5. In rear yards, recreational and laundry drying equipment, picnic tables, open arbors and trellises, balconies, breezeways, porches, detached outdoor living rooms, and swimming pools, provided they are five (5) feet or more from any lot line.
6. Height limitations shall not apply to church spires, belfries, cupolas and domes, monuments, chimneys and smokestacks, flag poles, private and public utility facilities, and television antennae.
7. A storm entrance may be added and permitted to encroach on the front yard of any single family dwelling existing at the date of adoption of this Ordinance, provided said structure does not extend more than five (5) feet into the front yard, is not more than forty (40) square feet in area, is constructed on a foundation in accordance with the Building Code and is covered with a siding or material substantially the same in appearance as the principal structure.