

SECTION 9.0900 PROJECTIONS

General

9.0901 Projections Into Required Yards And Above The Maximum Building Height

General

9.0901 Projections Into Required Yards And Above The Maximum Building Height

- A. Projections into Required Yards. The following objects and structures may project into the required yard:
1. Paved terraces, decks, and stairs may project into required front, side or rear yards provided that no structures thereon shall violate other requirements of this Ordinance or the Building Code;
 2. Unroofed landings and stairs may project into required front and rear yards only;
 3. Window sills, belt courses, bay windows, eaves and similar incidental architectural features may project no more than two feet into any required yard when not in violation of the Building Code;
 4. Eaves may project 1 foot over a side yard utility easement if there is no violation of the Building Code.
 5. Open fire escapes shall not project more than 4.5 feet into any required yard; and,
 6. Chimneys shall not project more than 30 inches into any required yard.
 7. Solar energy collecting structures when attached to a single-family detached dwelling, a duplex, or a mobile home in a mobile home subdivision may project into required rear yards as provided below when such structures meet the criteria of **Article 4 and Section 10.0900**.
 - a. Rear Yard Setback - The rear yard minimum setback may be reduced to 9 feet as measured from the rear property line; except that an attached solar collecting structure which occupies over 50% of the horizontal linear dimension of the building's rear elevation shall maintain a minimum setback of 13 feet.
 8. Heating, air conditioning units, residential fuel cells, small micro-hydro energy systems and small geothermal renewable energy systems (heat pumps). This may be to the side and rear yards only. See **Article 4 and Section 10.0940**.
 9. Customary yard accessories, ornaments and furniture such as flag poles and landscape ponds.
 10. Micro/mini Wireless Communication Facilities.

- B.** Projections above the Maximum Building Height. Except in the GBSV District as described in **Section 9.0901.D**, the following structures may project above the maximum building height:
1. Medium and large scale solar energy systems;
 2. Small and medium scale wind energy systems for the private generation of energy. Medium and large scale wind energy systems up to 45 feet;
 3. Antennas;
 4. Spires or Turrets;
 5. Elevator equipment and stair enclosures, on flat roofs only;
 6. Heating, ventilation, air conditioning equipment enclosures, small scale biomass energy systems, small or large scaled geothermal energy systems, and micro-hydro energy systems on flat roofs only;
 7. Roof gardens, courtyards and ancillary structures, not to exceed 10 feet in height, on flat roofs only.
 8. Micro/mini Wireless Communication Facilities.
- C.** Other Projections. Except for parcels in the GBSV District which are governed by **Section 9.0901.D**, the following structures may project above the maximum building height and into required yards:
1. Yard Accessories;
 2. Religious Symbols.
- D.** In the GBSV District, projections above maximum height allowed by **Section 9.0901.B** and **Section 9.0901.C** will be reviewed under the criteria set forth in **Section 8.0100** for Special Uses or by **Section 10.1510** for structures not undergoing a Special Use Review.