

Table 744-204-1: Encroachments and Exceptions	
Structure or Feature	Conditions or Limits
Encroachments into Required Yard or Setback	
Accessory boat dock, residential	No setback required from lot lines along the water.
Accessory clotheslines, play equipment	May encroach into the side or rear yard setback.
Architectural features (sills, belt courses, eaves, cornices), awnings and canopies, bay windows, gutters and downspouts	May encroach no more than 4 ft. into any side or rear setback in the Industrial Districts; no more than 18 in. into any yard or setback in all other districts.
Balconies and porches associated with a project	May encroach up to 5 feet into the required perimeter yard and up to 5 feet into the required distance between buildings.
Chimneys and flues	May encroach not more than 2 ft. into any required front or side yard setback; however, not into a right-of-way.
Composting bin (personal)	May encroach into required rear yard setback or required side yard setback.
Enclosed vestibule or fixed canopy with a floor area of not more than 40 sq. ft.	May encroach not more than 4 ft. into front setback; however, not into a right-of-way.
Fences and walls meeting the standards of Section 744-511 Fences and walls	Fences and walls may be located up to a lot line. Further, in Dwelling districts and Mixed-Use districts, fences may be located within 1 ft. of sidewalk in the public right-of-way along local and collector streets even if that location encroaches into the right-of-way.
Fuel pumps or pump islands that do not have a canopy	May not be located closer than 15 ft. from any right-of-way or closer than 50 ft. from any Dwelling district boundary.
Industrial facilities along a railroad or rail spur	No setback required from a railroad or rail spur.
Minor Residential Structure that is less than 18 in. above grade level, with the exception of any attached railings	Except as listed for specific accessory structures, Minor Residential Structure may be located in any of the following areas that are not within an easement: (a) not more than 6 ft. into front yard from the facade, or (b) no closer than 5 ft. to any rear lot line, or (d) no closer than 2 ft. to any side lot line
Minor Residential Structure, Temporary placement less than 10 consecutive workdays	Except as listed for specific accessory structures, may be temporarily located between a street and any façade of a primary building facing that street.
Outdoor Seating or Patio (nonresidential)	May be located in a required yard, but not in the public right-of-way without a right-of-way permit.
Rain barrel or similar water collection system	May encroach into required rear yard setback or required side yard setback.
Rain garden	May encroach into all front, side and rear yard setbacks and into all transitional yard setbacks.
Renewable Energy Facility, Solar or Geothermal	May encroach into the side or rear yard setback.
Renewable Energy Facility, Wind	May encroach into required rear yards.
Satellite Dish Antenna	May not encroach into required front, side, or rear yards or be located forward of the front line of the primary structure.

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Secondary means of escape, unenclosed or lattice-enclosed stairs, fire escapes, and balconies opening upon fire towers	May not encroach more than 5 ft. into any side or rear yard setback, except as required to comply with fire code or Americans with Disabilities Act.
Shelter or canopy at defined transit stops	May encroach into right-of-way, but must comply with Americans with Disabilities Act
Swimming pool or hot tub, residential	May not be located closer than 5 ft. to rear lot line.
Wireless Communication Facility, Wall-mounted and roof-mounted in D-A, D-S, D-1, D-2, D-3, D-4, D-5 and D-5II Districts (Category 5)	May not extend more than 2 ft. from the wall, or above the roof line; however, not into a right-of-way.
Wheelchair ramp	May be located in a required yard or transitional yard, but not in the public right-of-way without a right-of-way permit
Exceptions to Building Height Limits	
Amateur radio antenna	May be up to 75 feet in the rear or side yard or on the primary building.
Barns, Silos, and similar agricultural outbuildings associated with an agricultural use	Unlimited height if zoned D-A and on a site over 3-acres.
Chimneys; Flagpoles; Ornamental towers; Religious use spires, towers, belfries, monuments; Roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure; Television and radio antennas; Theatrical stage tower or scenery lofts;	May not extend more than 25 feet above the roof line.
Game Court fences, residential	May not exceed 10 ft.
Parapets	May not extend more than 4 feet above the maximum building height
Power Generating Facility, Local, Wind Generation	May not extend more than 30 feet above the maximum building height
Renewable Energy Facility, Solar	May not extend more than 18 inches above the maximum building height
Renewable Energy Facility, Wind	May not extend more than 10 feet above the maximum building height
Secondary Dwelling Unit located above a garage	May be up to 29 ft; however, in no instance may the height exceed the height of the primary building
Wireless Communication Facility, Wall-mounted and roof-mounted in D-6, D-6II, D-7, D-8, D-9, D-10, C-1, C-3, , C-S, CBD-3, I-1, SU limited (Category 4)	May not extend more than 10 ft. above the wall or roof line
Wireless Communication Facility in C-4 and C-5 Districts (Category 3)	Wall-mounted or roof-mounted may not extend more than 10 ft. above the wall or roof line. Freestanding WCF located 500 or more feet from a protected district may be 90 ft. in height. Freestanding WCF located less than 500 feet from a protected district may not extend more than 5 ft. above the maximum building height.