

## Proposed Code Amendment – Building Projections into Required Yards

Add the following red underlined text and remove ~~red strikethrough~~ text from the City of Rollingwood Code of Ordinances Sections 107-3 and 107-76:

Sec.107-3 – Definitions.

Yard means an unoccupied space on a lot which:

- (1) Is open and unobstructed from the ground upward to the sky except for fencing, walls, and those encroachments expressly allowed by this chapter ~~or permitted projections, such as cornices, eaves, porches or landscaping;~~
- (2) Extends between a main building and the lines of the lot upon which the main building is located; and
- (3) Has a depth between the front, side or rear lot lines and the main buildings as required for the district in which the lot is located.

Sec.107-76. – Minimum required depth and width of yards.

- (a) In order to determine compliance with the minimum yard depth and width requirements of this section, measurements shall be made from the closest point on the foundation line of a "qualified building," as the term is defined in this section, to either the lot line or street right-of-way line, whichever results in the shortest distance.
- (b) The front yard of each lot shall have a minimum depth of 30 feet. For purposes of this subsection, "qualified building" means either a main building, a garage, or a covered front porch or covered front terrace.
- (c) The side yard of each lot shall have a minimum width of:
  - 1) Ten feet, when the lot abuts another lot, except that the sum total of the two side yards of any lot shall not be less than 25 feet;
  - 2) Thirty feet, when the lot borders a street other than described in subsection (c)(3) of this section;
  - 3) Twenty feet, when two lots extend the length of one block and have abutting rear lot lines.For purposes of this section, the term "qualified building" means a main building or accessory building.
- (d) The rear yard of each lot shall have a minimum depth of 20 feet. For purposes of this subsection, "qualified building" means an accessory building, or a main building or any projection thereof other than a projection of uncovered steps, ~~unenclosed balconies~~ or ~~unenclosed uncovered porches~~.
- (e) Eaves and roof extensions may overhang into any required side yard a maximum depth of 33% of the required side yard. Eaves and roof extensions may overhang into any required front or rear yard a maximum of five (5) feet. All other ordinary projections of building features typically used in residential building construction, may overhang into any required yard a maximum of two (2) feet.
  - 1) Projections shall not contain habitable space, except for bay windows 10 feet wide or less.
- (f) Chimneys may encroach into a required yard a maximum of two (2) feet.