

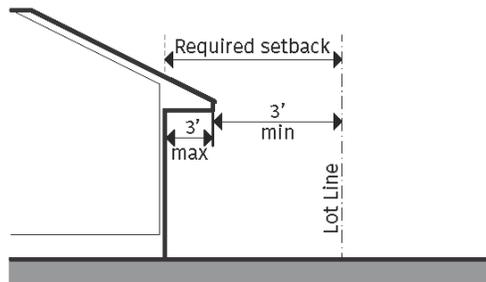
Sec. 6.1.2. ~~---~~ Building Placement

B. **Setback Encroachments** All buildings and structures must be located at or behind the required setbacks, except as listed below. No building or structure can extend into a required buffer, easement (including private street easement) or public right-of-way.

1. **Building Features**

a. All Setbacks.

1. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows, and oriels less than ~~4-10~~-feet wide, cornices, belt courses, sills, buttresses, or other similar architectural features may encroach up to ~~3-three~~ feet into a required setback, if such extension is at least ~~3-three~~ feet from the vertical plane of any lot line.



2. Chimneys may encroach up to ~~4-four~~ feet into a required setback, if such extension is at least ~~5-five~~ feet from the vertical plane of any lot line.
 3. Handicap ramps may encroach to the extent necessary to perform their proper function.
 4. Balconies may encroach no more than 10 feet into a required setback, if such extension is at least ~~5-five~~ feet from the vertical plane of any lot line. Balconies are not required to be set back from lot lines in instances where a ~~0-zero~~-foot setback is employed.
 5. Awnings/canopies may extend into a required setback if such extension is at least ~~3-three~~ feet from the vertical plane of any lot line.
- b. Primary and Secondary Street Setbacks. Porches, raised entries, and stoops, ~~including steps~~, may encroach no more than 10 feet into a required setback, ~~including steps~~, if such extension is at least ~~5-five~~ feet from the vertical plane of any lot line.
- c. Common Side and Rear Setbacks. Unenclosed patios, decks, terraces, or fire escapes may encroach into a common side or rear setback, provided that such extension is at least ~~5-five~~ feet from the vertical plane of any common side lot line and 10 feet from any rear lot line.
2. **Low Impact Stormwater Features**
- a. Rain gardens, bioretention areas, and similar features, as determined by the Director, may encroach into a required setback, provided such extension is at least ~~3-three~~ feet from the vertical plane of any lot line.
 - b. Rain barrels or cisterns, ~~of~~ 6 feet or less in height may encroach up to ~~3-three~~ feet into a required setback, if such extension is at least ~~3-three~~ feet from the vertical plane of any lot line. These features ~~require screening as are considered~~ ground-mounted equipment ~~and require screening~~ per ~~Sec.~~ 8.2.9.B.4.
3. **Mechanical Equipment and Utility Lines**

- a. In Protected Neighborhood districts, mechanical equipment such as HVAC units and generators cannot encroach into any required setback.
- b. In Urban Neighborhood districts, mechanical equipment may encroach up to 5-five feet into a required rear setback, if such extension is at least 5-five feet from the lot line. No encroachment ~~is allowed into~~ side building setbacks is allowed.
- c. In any zoning district, mechanical equipment cannot encroach into a setback where the property line abuts a property zoned RE- or RD- ~~and that is~~ used for residential purposes.
- d. In any zoning district other than described above, mechanical equipment may encroach into a required setback, if such extension is at least 5-five feet from the lot line.
- e. In all instances, mechanical equipment must be screened (see Sec. 8.2.9) and may not be located between the primary building and a primary ~~or secondary~~ street.