

**EXISTING ORDINANCE – OPTION A**

The following is the existing Chapter 18 - Zoning, Article 6, RS-16 Single-Family Detached Residential Zone Regulations, Section 18-15 and Article 18, Supplemental Regulations, Section 18-169.3. Bay windows, eaves, decks and other architectural features.

The Town Code, Chapter 18 Zoning, Article 6, RS-16 Single-Family Detached Residential Zone Regulations, Section 18-15, is as follows:

**Sec. 18-15. - Area requirements.**

The following area requirements shall apply in the RS-16 zone:

- A. Lot area. All lots other than in approved subdivisions shall have a minimum area of 16,000 square feet.
- B. Lot width. All lots shall provide a minimum width of 50 feet at the street right-of-way line, 65 feet at the front building line and 90 feet at the lot midline.
- C. Front yard. The building line shall not be less than 60 feet measured from the centerline of the street, when fronting upon a street of less than 50 feet in width and not less than 35 feet measured from the street line fronting upon a street of 50 feet or more in width. In case of a through lot, the building line on any street shall be determined in the aforesaid manner, or as hereinafter required.
- D. Side yard. Side yards shall be a minimum of 15 feet each in width. Buildings other than dwellings and their accessory buildings shall have a side yard on each side of the building of not less than 30 feet in width. A corner lot shall have a side yard along its street side at least 25 feet in width.
- E. Rear yard. The rear yard shall be a minimum of 35 feet in depth. Decks may encroach into a rear yard, provided that no deck may cause the reduction of any rear yard to less than 25 feet in depth.
- F. Lot coverage. Not more than 25 percent of a lot shall be covered by buildings, accessory buildings, automobile parking spaces and access, sport courts, tennis courts, patios and terraces. Decks, as regulated in section 18-169, may not cover more than five percent of the total area of a lot.

The Town Code, Chapter 18- Zoning, Article 18, Supplemental Regulations, Section 18-169.3. Bay windows, eaves, decks and other architectural features, is as follows:

**Sec. 18-169. - Bay windows, eaves, decks and other architectural features.**

The space in any required yard shall be open and unobstructed except for:

- 1. The ordinary projections of minor architectural features in the form of window sills, belt courses, cornices, eaves, steps, and chimneys, and accessibility improvements such

as basement areaways and window wells, provided such features shall not project more than four feet into any required yard;

2. The projection of major architectural features such as bay windows, box windows, cantilevered floor areas, oriels, and other such features as determined in the sole and reasonable discretion of the zoning administrator, provided that such features shall not project more than two and one-half feet into any required yard, or exceed two stories in height or ten feet in length. Additionally, the combined length of all such features shall not exceed one-third of the total length of the building façade upon which they are placed; and
3. Decks, which shall not project more than four feet into any required yard, except as specified for rear yards in the RS-16, RS-12.5, RS-10 and RTH zones.