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PATIOS AND ARCHITECTURAL FEATURES

Sec. 41-605. Same—Patio and architectural features.

- (a) Cornices, eaves, chimneys, and similar architectural features may extend into the required yards of the A1, RE, and R1 districts as follows: A distance not to exceed forty-eight (48) inches into any required front, rear, and/or side yard of the street side of a corner lot; and a distance not to exceed eighteen (18) inches into any other required side yard. The aforesaid architectural features may extend into the required yards of the R2 and R3 districts as follows: A distance not to exceed forty-eight (48) inches into any required front, rear, and/or side yard of the street side of a corner lot; and a distance not to exceed six (6) inches into any other required side yard.
- (b) A wholly or partly enclosed covered patio attached to a residence shall maintain the same yards as required for the main building, except as set forth in subsection (c) of this section. A patio with a roof having open-frame or eggcrate construction shall be considered a covered patio.
- (c) A landing place may extend into any yard to a distance of six (6) feet across one-half (1/2) of the width or depth of the lot; provided that such landing place shall have its floor no higher than the entrance floor of the building. Stairs leading from the ground to said landing place may project beyond said six (6) feet. Further, an open railing no higher than three (3) feet may be placed around said landing place. A covered patio may encroach up to ten (10) feet into the required rear yard. Nothing herein shall prohibit the extension of an unenclosed, nonroofed, open patio into any and all required side and rear yards.
- (d) Any cornice, eave, chimney, or similar architectural feature, patio cover or canopy may extend into any other required open space provided for in this chapter, other than required yards, a distance not to exceed two (2) feet; provided, however, nothing herein shall prohibit the full extension of an uncovered patio into said required open space.