

**ARTICLE VII  
SUPPLEMENTARY LOCATION AND BULK REQUIREMENTS**

- 7.1 Supplementary Yard Setback Requirements.
- 7.1.1 Cornices, canopies, eaves or similar roof overhang features and cantilevered balconies may extend into a required yard setback not more than three (3) feet.
- 7.1.2 Fire escapes required by the IBC or IRC may extend into a required yard setback not more than six (6) feet.
- 7.1.3 All portions of a chimney shall not extend into a required yard setback by more than two (2) feet.
- 7.1.4 Bay windows shall not extend into a required yard setback by more than two (2) feet. Such windows shall be a minimum of two (2) feet from the top of the interior floor.
- 7.1.5 Pergolas. Supporting columns for Pergolas shall meet required yard setbacks. The roof of a pergola shall not extend into a required yard setback by more than five (5) feet.
- 7.1.6 Where the required front yard setback exceeds the side yard setback in the zoning district in which a lot is located, the side yard setback along the street of a normal corner lot (not reverse corner lot) shall be not less than two thirds (2/3) the front yard setback requirement.
- 7.1.7 The yard setbacks along the street side(s) of a reverse corner lot shall be not less than the front yard requirement for the zoning district in which the lot is located.
- 7.1.8 Accessory Structures with a floor area of 120 square feet or less:
- a. Except as otherwise provided herein, Accessory Structures with a floor area of 120 square feet or less are allowed to be setback a minimum of three (3) feet from the side and/or rear property line.
    1. On Normal Corner Lots, Accessory Structures with a floor area of 120 square feet or less shall have a minimum side yard setback of two thirds (2/3) the front yard setback requirement for the zoning district in which the lot is located.
    2. Except in the Business District, in the case where an alley is located along the side or rear lot line of the property, a six (6) foot setback is required for Accessory Structures with a floor area of 120 square feet or less.
    3. Within the Business District, Accessory Structures may be built to the property line.
  - b. Accessory Structures with a floor area of 120 square feet or less and are located a minimum of three (3) feet from the side and/or rear property line shall have a maximum bearing wall height of eight feet and a maximum building height of 12 feet.
  - c. Accessory Structures with a floor area of 120 square feet or less shall comply with all applicable Building Code requirements.
- 7.1.9 No part of a yard setback required for a building complying with the provisions of this Ordinance shall be included as a yard for another building.
- 7.2 Vending Machines. All vending machines must be located within an enclosed structure and not visible from a public street.

- 7.3 Construction Trailers, RV's and ATV's.
- 7.3.1 Construction trailers or other structures erected solely in conjunction with any construction project other than a single family dwelling may be located on the site and utilized as a construction office during the time of actual construction.
- 7.3.2 No more than one (1) RV may be parked outside of a building on any residential lot or subplot provided that the vehicle is kept vacant.
- 7.3.3 Not more than two (2) ATV's may be parked outside of a building on any residential lot or subplot, and those vehicles shall be shielded from view by fencing or landscape screening.
- 7.4 Garbage Dumpsters. Garbage dumpsters are prohibited on or adjacent to lots with single family dwellings and duplex dwellings, except those associated with construction under a valid building permit. Dumpsters and dumpster areas for all other uses shall be maintained in a tidy manner; garbage shall not be allowed to accumulate on the ground around the dumpsters.