

## FRONT YARD REGULATIONS

### §5.50 – FRONT YARD REQUIREMENTS

Where a minimum depth of front yard is specified in **Table 5.01**, an open space of at least the specified depth shall be provided between the front lot line or lines and the nearest point of any building or structure except as may be permitted hereafter. (See illustrations in **§5.40**)

### §5.51 – PROJECTIONS INTO FRONT YARDS

Bays and porches not over half the length of the front wall may project into any front yard three and one-half feet. Belt courses, chimneys, flues, fins, columns, leaders, sills, pilasters, lintels and ornamental features may project not more than one foot, and cornices and gutters not more than two feet, over a required front yard. In no case shall any such projection come within five feet of any front lot line, except in districts where no front yard is required.

### §5.52 – FENCES AND TERRACES IN FRONT YARDS

Subject to **§5.45**, the provisions of **§5.50** shall not apply to front fences, hedges, or walls not over six feet high above the natural grade in the required front yard nor to terraces, steps, uncovered porches, or other similar features not over three feet high above the level of the floor of the ground story. Piers, pilasters, columns, and posts not over sixteen inches square as supports may exceed the height limitation by not more than twelve inches. Uncovered porches or decks may not extend into the yard more than fifty per cent of the required yard setback but in no case closer than six feet to the property line.

### §5.53 – ACCESSORY BUILDINGS IN FRONT YARDS

Accessory buildings shall not be permitted within required front yards.

### §5.54 – EXCEPTIONS FOR EXISTING ALIGNMENT

1. In L, G, O or I Districts, if the alignment of existing buildings on adjacent lots on both sides of a lot fronting on the same street is nearer to the street than the required front yard depth, the average of the existing alignment of all buildings within 150 feet of said lot shall be the required front yard.

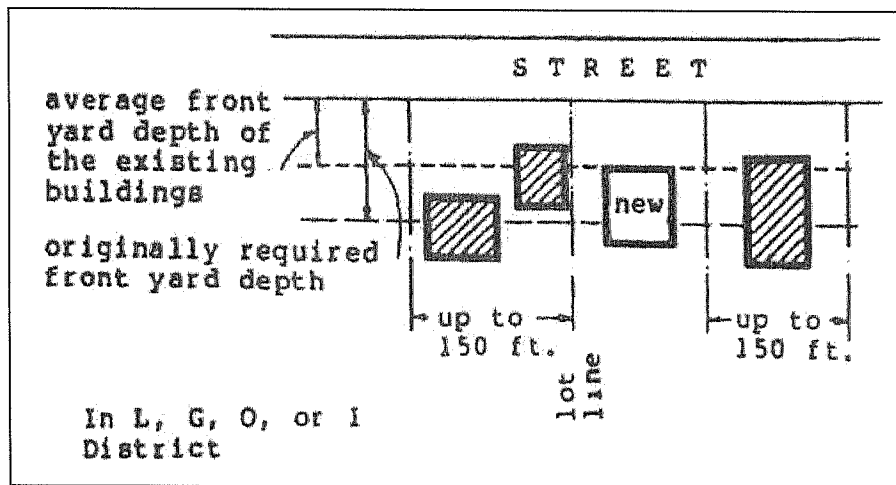


Figure 5.12 - Exception for Existing Alignment

2. In all Residence Districts, if the alignment of two or more existing buildings on lots on either or both sides of a lot fronting on the same side of the same street in the same block is farther from the street than the required front yard depth, the average of the existing alignment of all buildings within 150 feet of said lot shall be the required front yard, except that no front yard requirement resulting from the application of this section shall exceed twice the front yard requirement specified in **Table 5.01**.

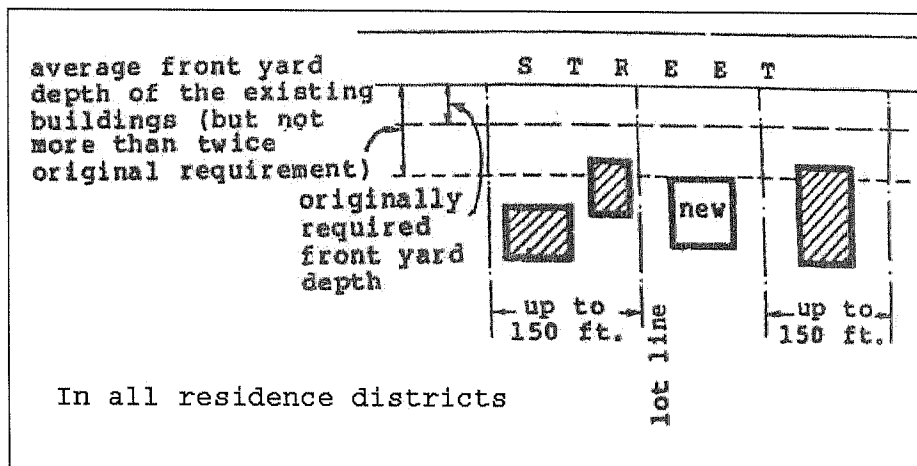


Figure 5.13 - Exception for Existing Alignment

3. The average of the existing alignment as used in paragraphs 1. and 2. of this section shall be calculated as follows:
  - a. Multiply the actual front yard depth of each part of each existing building by the frontage of that part of the building measured parallel to the street, and
  - b. Add the products thus calculated and divide the sum by the total of the frontage of all existing buildings.

4. In any district, where a row of two or more existing attached buildings in different ownership has a deeper front yard than that required by **Table 5.01** of this By-law, construction of any building or structure in the area between any one of said buildings and its required front yard line shall require a special permit from the Board of Appeals.

**§5.55 – FRONT YARD FOR REAR LOT**

Where a dwelling is to be located on a rear lot, the front yard depth shall be not less than the minimum rear yard specified in **Table 5.01**. A lot shall be considered to be a rear lot if a straight line drawn from any part of the proposed building, to and perpendicular to the street providing required access to the lot, passes through any part of a conforming main building, or site thereof, on another lot.

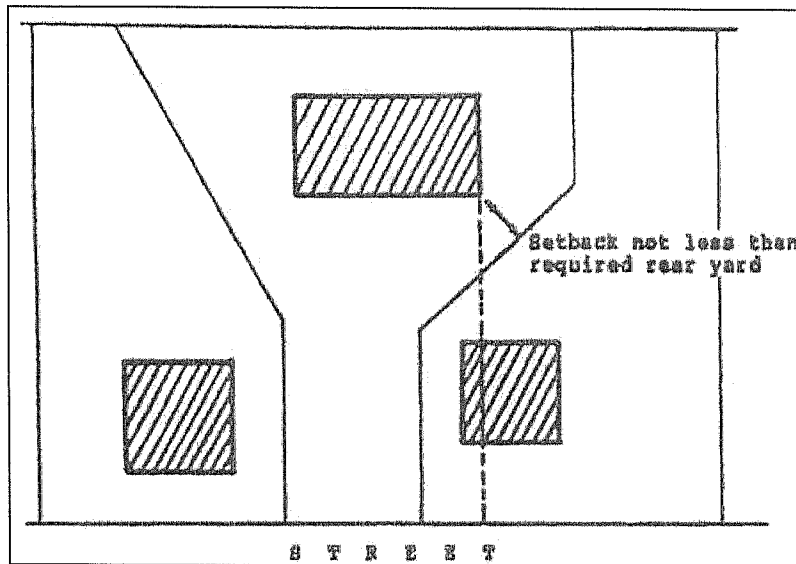


Figure 5.14 - Front Yard for Rear Lot

**SIDE YARD REGULATIONS**

**§5.60 – SIDE YARD REQUIREMENTS**

Where a minimum width of side yard is specified in **Table 5.01**, no building or structure shall be erected within the specified distance from either side lot line, except as permitted in **§§ 5.44** and **5.63**. (See illustrations on following pages)

**§5.61 – PROJECTIONS INTO SIDE YARDS**

Bays and porches, balconies, open fire escapes, chimneys and flues, all of which occupy not over one-third the length of the side wall, may project into a required side yard not more than one-third of its width and not more than four feet in any case. Belt courses, fins, columns, leaders, sills, pilasters, lintels and ornamental features may project not more than one foot, and cornices and