

3.1.13 Building Components

- Building components are accessory elements attached to the main massing of a principal building.
- Building components are permitted as specified on Table 3.1.13.
- Building components that are not identified on Table 3.1.13 are prohibited.
- Unless otherwise specified, building components may attach to other building components to create assemblies of components.

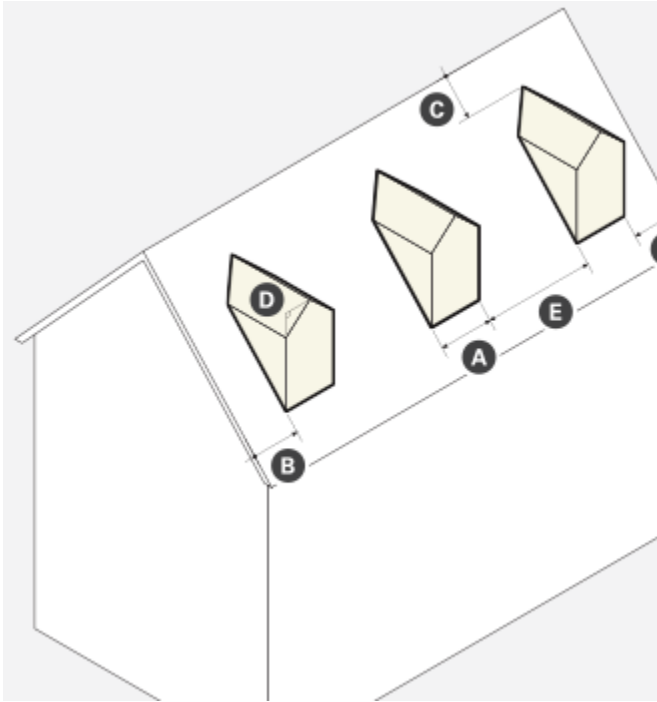
Table 3.1.13 Building Components

	Cottage	Detached House	Semi-Detached House	Duplex	Detached Triple Decker	Backyard Cottage
Entry Canopy	P	P	P	P	P	P
Stoop	P	P	P	P	P	P
Portico	P	P	P	P	P	P
Projecting Porch	P	P	P	P	P	P
Engaged Porch	P	P	P	P	N	N
Bay	P	P	P	P	P	N
Gable Dormer	P	P	P	P	N	P N
Shed Dormer	P	P	P	P	N	P N
Cross Gable	P	P	P	P	N	P
Projecting Gable	P	P	P	P	N	N
Side Wing	P	P	P	P	N	N
Rear Addition	P	P	P	P	N	N

P - Permitted • SP - Special Permit Required • N - Not Permitted

k. Gable Dormer

- i. A gable dormer is a ~~window~~-space with a gable, hip, or arched roof that projects perpendicularly from a pitched roof. ~~Dormer windows provide light to the habitable space of a half-story. Gable dormers provide light and additional habitable space to a half-story.~~

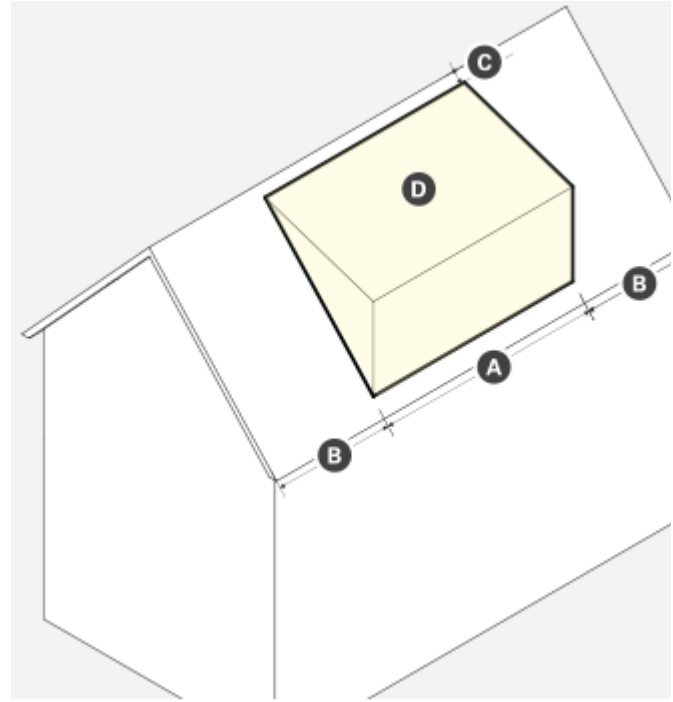


Dimensions		
A	Face Width (max) Fenestration (min)	Window(s) width +18 in 15%
	Side Wall Setback (min)	—
	Roof with eave	0 ft
	Roof without eave	1 ft
B	Facade & Rear Wall Setback	3 ft
	Side Facing Dormer	2 ft
C	Ridge Setback (min)	1 ft
D	Dormer Separation (min)	50% of width

ii. Standards

l. Shed Dormer

- i. A shed dormer is ~~window~~-space with a shed roof that projects perpendicularly from a pitched roof. Shed dormers provide light and additional habitable space to a half-story.



Dimensions		
A	Face Width (max) Fenestration (min)	Window(s) width +36 in 15%
	Side Wall Setback (min)	—
	Roof with eave	0 ft
	Roof without eave	1 ft
B	Facade & Rear Wall Setback	3 ft
	Side Facing Dormer	2 ft
C	Ridge Setback (min)	1 ft
	Dormer Separation (min)	50% of width

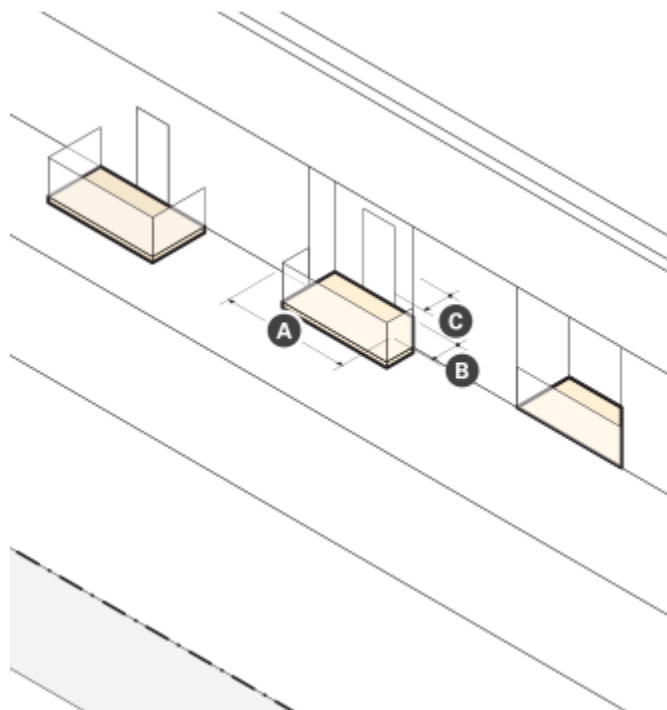
ii. Standards

- a). ~~The face wall of a~~ gable dormer may not project beyond the exterior wall of the building ~~and may not interrupt the eave of the roof.~~
- b). A gable dormer may not extend above the roof ridge line.
- c). Gable dormers may interrupt the eave of an existing roof only if the finished floor of the half story is two (2) or more feet below the eave.
- ~~b)-d).~~ d). Gable dormers may project from a cross gable or be combined with a shed dormer(s) to create a Nantucket dormer.
- ~~c).~~ e). ~~The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.~~
- ~~d)-e).~~ f). Flat roofs are prohibited.

- a). ~~The face wall of a~~ shed dormer may not project beyond the exterior wall of the building ~~and may not interrupt the eave of the roof.~~
- b). A she dormer may not extend above the roof ridge line.
- c). Shed dormers may interrupt the eave of an existing roof only if the finished floor of the half story is two (2) or more feet below the eave.
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k. Balcony

- i. A balcony is a front, side, or rear facing upper story platform enclosed by a wall, railing, or balustrade and accessed from an entrance of a building.



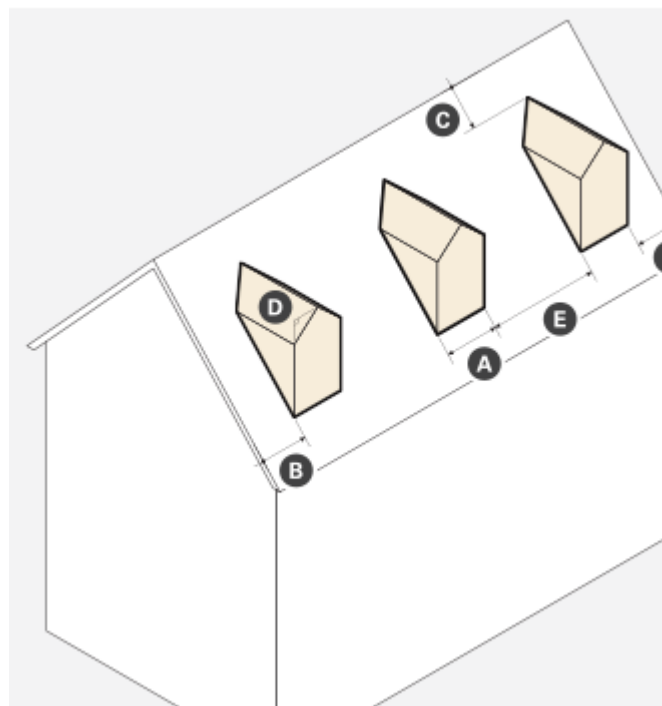
Dimensions	
A Width (min)	4 ft
B Depth (min)	3 ft
C Setback Encroachment (max)	—
Front	100%
Side	0 ft
Rear	0 ft

ii. Standards

- a). Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a portico, porch, or bay.
- b). Balconies that project over any public sidewalk require compliance with all City

l. Gable Dormer

- i. A gable dormer is a ~~window~~ space with a gable, hip, or arched roof that projects perpendicularly from a pitched roof. ~~Dormer windows provide light to the habitable space of a half-story.~~ Gable dormers provide light and additional habitable space to a half-story.



Dimensions	
A Width (max) <u>Fenestration (min)</u>	Window(s) width +18 in <u>15%</u>
Side Wall Setback (max)	—
Roof with eave	0 ft
Roof without eave	1 ft
B Facade & Rear Wall Setback (min)	3 ft
Side Facing Dormer	2 ft
Ridge Setback (min)	1 ft
Dormer Separation (min)	50% of width

ii. Standards

- a). ~~The face wall of a~~ gable dormer may not project beyond the exterior wall of the building ~~and may not interrupt the eave of~~

Ordinances.

- c). Side and rear balconies abutting the NR district must include sight-obscuring visual screening so that it is at least fifty percent (50%) opaque.

the roof.

b). A gable dormer may not extend above the roof ridge line.

c). Gable dormers may interrupt the eave of an existing roof only if the finished floor of the half story is two (2) or more feet below the eave.

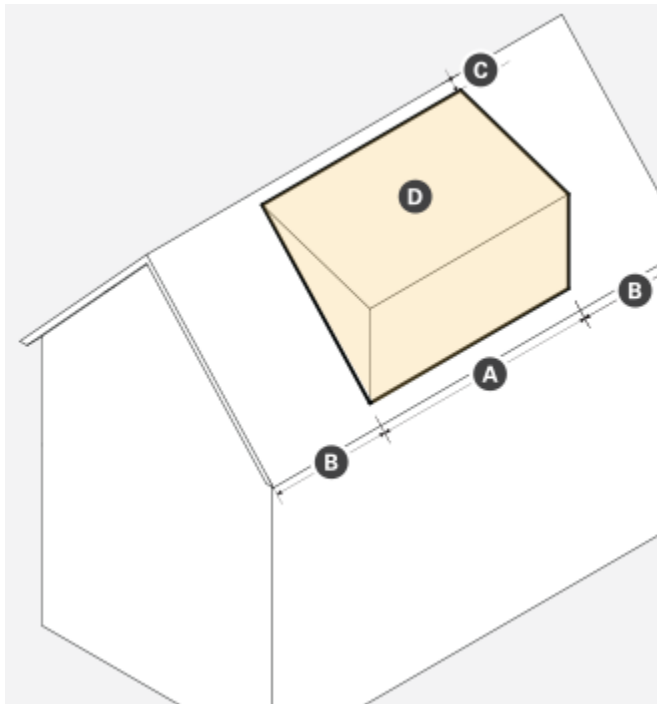
b).d). Gable dormers may project from a cross gable or be combined with a shed dormer(s) to create a Nantucket dormer.

c). The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.

d).e). Flat roofs are prohibited.

m. Shed Dormer

- i. A shed dormer is window space with a shed roof that projects perpendicularly from a pitched roof. Shed dormers provide light and additional habitable space to a half-story.

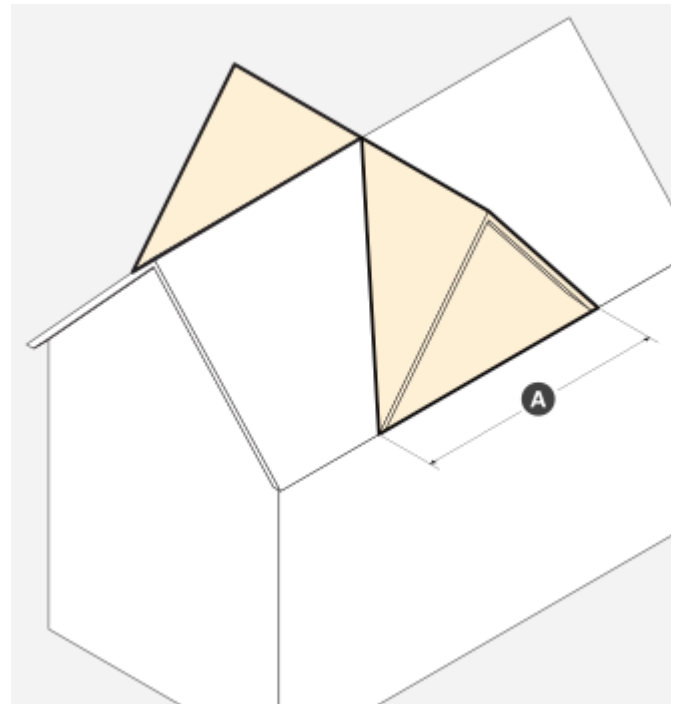


Dimensions

A Width (max) Fenestration (min)	Window(s) width +36 in 15%
Side Wall Setback (min)	-
Roof with eave	0-ft

n. Cross Gable

- i. A cross gable is a sloped roof that projects perpendicularly from the main roof of a building to significantly increase the habitable space of a half-story.



Dimensions

A Width (max)	50% of the eave length of the main roof
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- ii. Standards

- a). The ridge and eave of the cross gable must

Roof without eave	1 ft
B Façade & Rear Wall Setback (min)	3 ft
Side Facing Dormer	2 ft
C Ridge Setback (min)	1 ft
Dormer Separation (min)	50% of width

ii. Standards

- a). ~~The face wall of a~~ shed dormer may not project beyond the exterior wall of the building and may not interrupt the eave of the roof.
- b). A shed dormer may not extend above the roof ridge line.
- c). Shed dormers may interrupt the eave of an existing roof only if the finished floor of the half-story is two (2) or more feet below the eave.
- ~~b)-d).~~ Shed dormers may project from a cross gable or be combined with a dormer window(s) to create a Nantucket dormer.
- ~~c).~~ The cumulative width of a single, multiple, or attached combinations of dormers may equal up to fifty percent (50%) of the eave/ridge length of the roof.
- ~~d)-e).~~ Flat roofs are prohibited.

be structurally integrated into the ridge and eave of the main roof.

- b). Cross gables never have cheek walls.