

**3.1.13 Building Components**

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

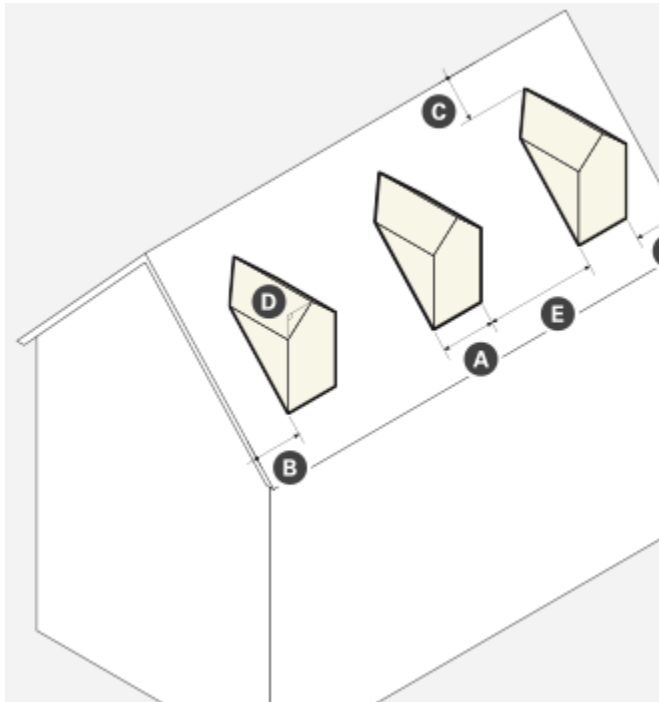
**Table 3.1.13 Building Components**

	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	<del>PN</del>
Shed Dormer	P	P	P	P	N	<del>PN</del>
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.

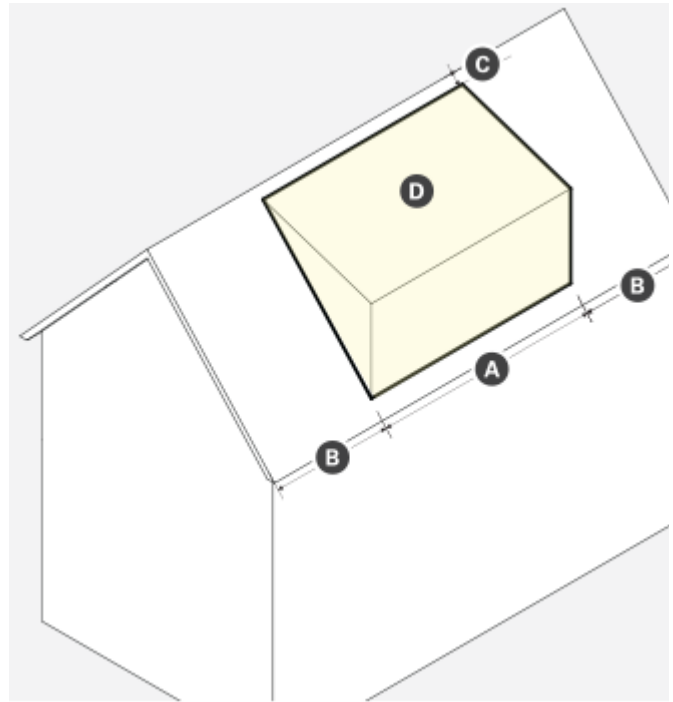


Dimensions		
<del>A</del>	<del>Face Width (max) Fenestration (min)</del>	<del>Window(s) width +18 in 15%</del>
	<del>Side Wall Setback (min)</del>	<del>-</del>
	<del>Roof with eave</del>	<del>0 ft</del>
	<del>Roof without eave</del>	<del>1 ft</del>
<del>B</del>	<del>Facade &amp; Rear Wall Setback</del>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

- 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.



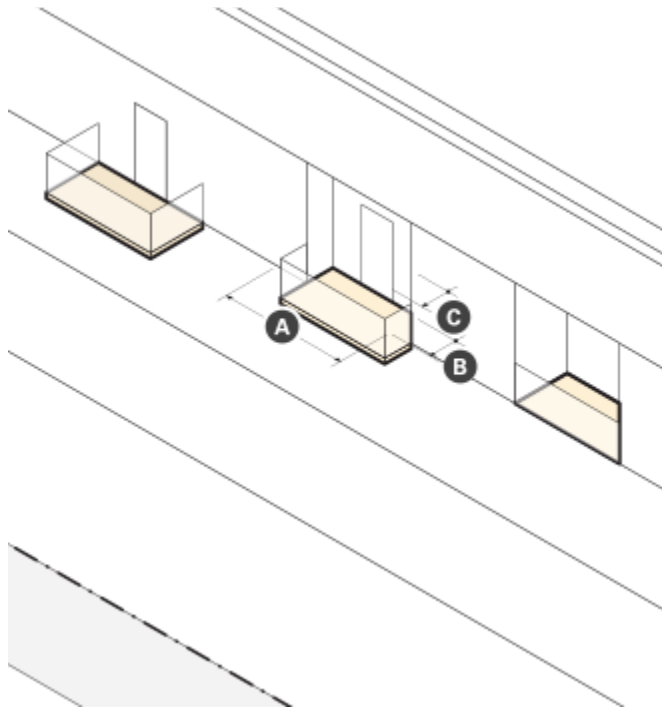
Dimensions		
<del>A</del>	<del>Face Width (max) Fenestration (min)</del>	<del>Window(s) width +36 in 15%</del>
	<del>Side Wall Setback (min)</del>	<del>-</del>
	<del>Roof with eave</del>	<del>0 ft</del>
	<del>Roof without eave</del>	<del>1 ft</del>
<del>B</del>	<del>Facade &amp; Rear Wall Setback</del>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

- ii. Standards

- |   |  |
|---|--|
| <p>a). <del>The face wall of a</del>A gable dormer may not project beyond the exterior wall of the building <del>and may not interrupt the eave of the roof.</del></p> <p>b). <u>A gable dormer may not extend above the roof ridge line.</u></p> <p>c). <u>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.</u></p> <p><del>b)-d).</del> <u>Gable dormers may project from a cross gable or</u> be combined with a shed dormer(s) to create a Nantucket dormer.</p> <p><del>c).</del> <u>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.</u></p> <p><del>d)-e).</del> <u>Flat roofs are prohibited.</u></p> | <p>a). <del>The face wall of a</del>A shed dormer may not project beyond the exterior wall of the building <del>and may not interrupt the eave of the roof.</del></p> <p>b). <u>A she dormer may not extend above the roof ridge line.</u></p> <p>c). <u>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.</u></p> <p><del>b)-d).</del> <u>Shed dormers may project from a cross gable or</u> be combined with a dormer window(s) to create a Nantucket dormer.</p> <p><del>c).</del> <u>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.</u></p> <p><del>d)-e).</del> <u>Flat roofs are prohibited.</u></p> |
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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.



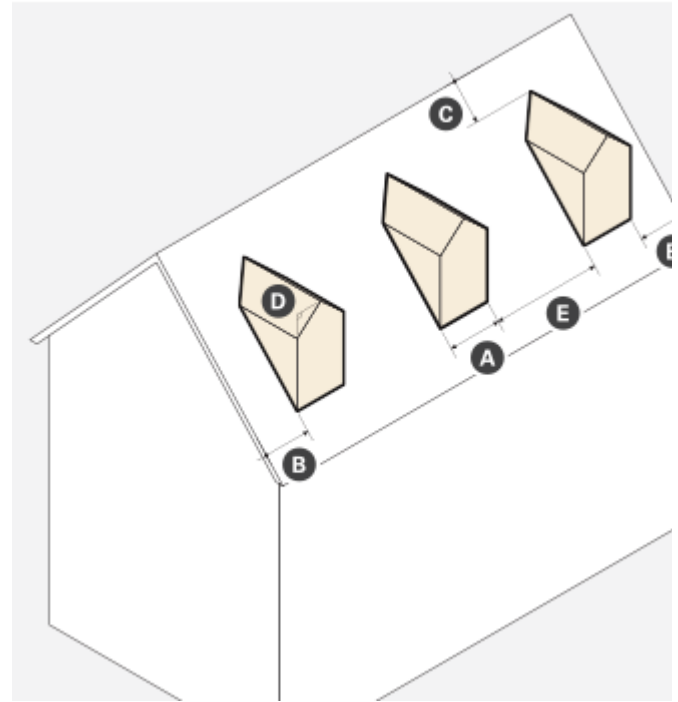
Dimensions	
<b>A</b> Width (min)	4 ft
<b>B</b> Depth (min)	3 ft
<b>C</b> Setback Encroachment (max)	-
Front	100%
Side	0 ft
Rear	0 ft

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

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.

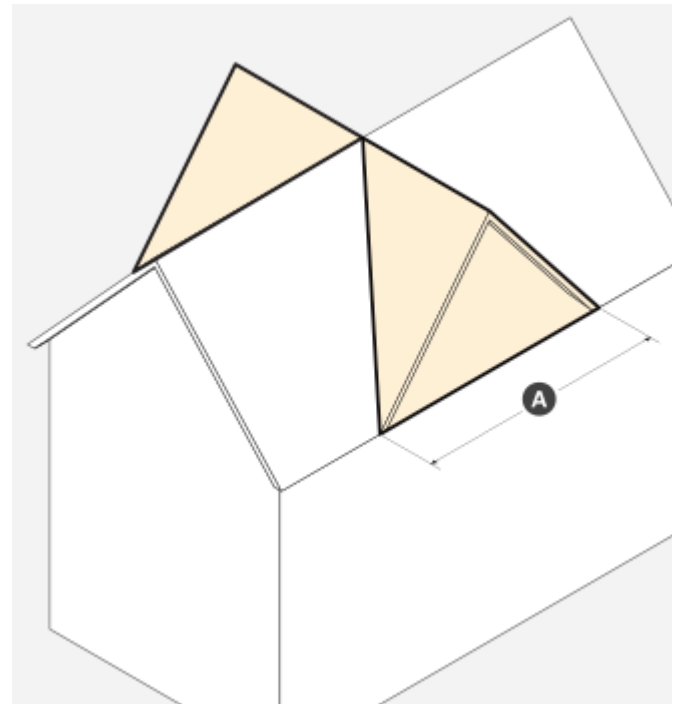
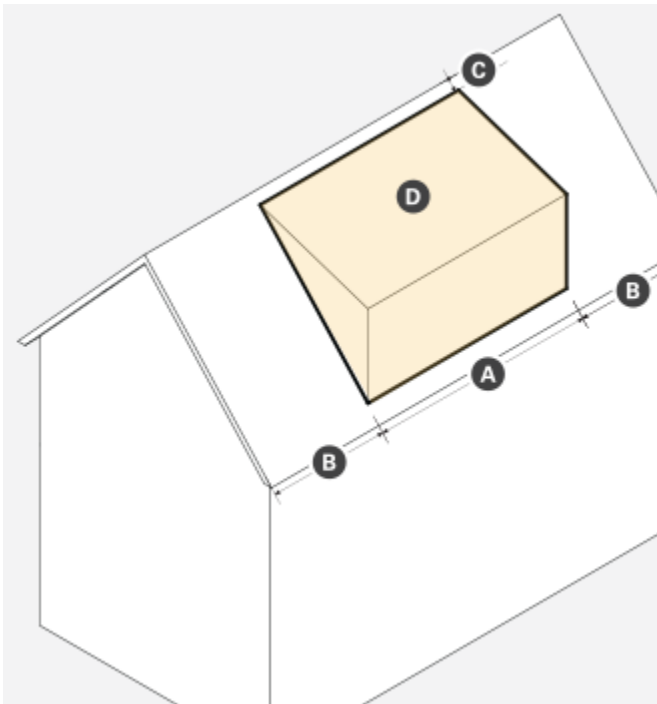
- b). A gable dormer may not extend above the roof ridge line.
- c). Gable dormers may interrupt the eave of an existing roof only if the finished floor of the half story is two (2) or more feet below the eave.
- b).d). Gable dormers may project from a cross gable or be combined with a shed dormer(s) 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.

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

Dimensions	
<b>A</b> Width (max)	50% of the eave length of the main roof

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

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

- be structurally integrated into the ridge and eave of the main roof.
- b). Cross gables never have cheek walls.

ii. Standards

- a). ~~The face wall of a~~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).~~ d) Shed dormers may project from a cross gable or be combined with a dormer window(s) to create a Nantucket dormer.
- ~~e).~~ 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).~~ e) Flat roofs are prohibited.