

## Chapter 20.122

### BUILDING ELEMENTS

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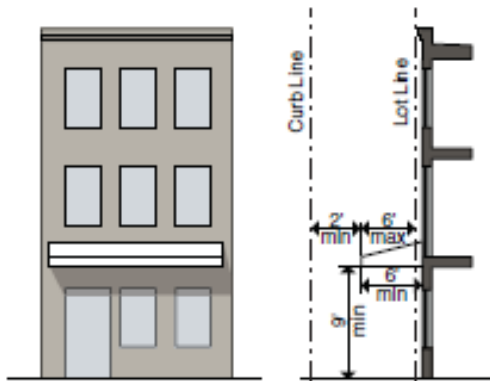
**20.122.070 Stoop**

#### **20.122.010 Intent.**

The following standards are intended to supplement POMC 20.32 and ensure that certain building elements, when added to a street-facing façade, are of sufficient size to be both usable and functional and be architecturally compatible with the building they are attached to.

#### **20.122.020 Awning and Canopy.**

A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.



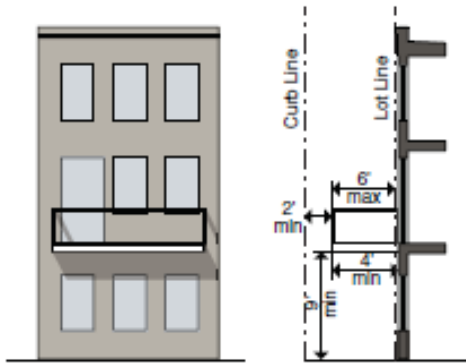
(1) An awning/canopy must be a minimum of nine (9) feet clear height above the sidewalk and must have a minimum depth of six (6) feet.

(2) An awning/canopy may extend into a primary or side street setback.

(3) An awning/canopy may encroach up to six (6) feet into the public right-of-way but must be at least two (2) feet inside the curb line or edge of pavement, whichever is greater.

#### **20.122.030 Balcony.**

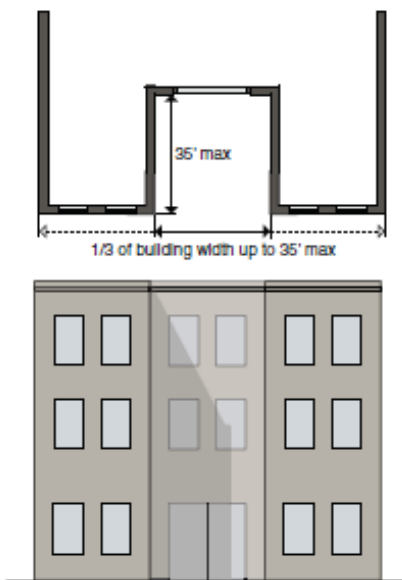
A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.



- (1) A balcony must be at least four (4) feet deep.
- (2) A balcony must have a clear height above the sidewalk of at least nine (9) feet.
- (3) A balcony may be covered and screened but cannot be fully enclosed.
- (4) A balcony may extend into a into a primary or side street setback.
- (5) A balcony may encroach up to six (6) feet into the public right-of-way but must be at least two (2) feet inside the curb line or edge of pavement, whichever is greater.

**20.122.040 Forecourt.**

An open area at grade, or within thirty (30) inches of grade, that serves as an open space, plaza or outdoor dining area.



- (1) A forecourt must be no more than one-third of the length of the building face, and in no case longer

than thirty-five (35) feet in width.

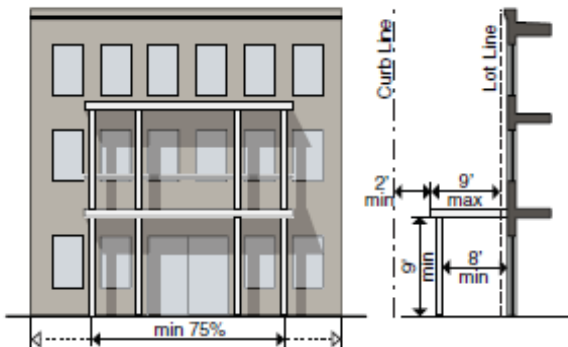
(2) The depth of the forecourt must not exceed the general width. A forecourt may be no more than thirty-five (35) feet in depth.

(3) A maximum of one forecourt is permitted per lot.

(4) A forecourt meeting the above requirements is considered part of the building for the purpose of measuring the build-to zone.

#### **20.122.050 Gallery.**

A covered passage extending along the outside wall of a building supported by arches or columns that is open on three (3) sides.



(1) A gallery must have a clear depth from the support columns to the building's facade of at least eight (8) feet and a clear height above the sidewalk of at least 9 feet.

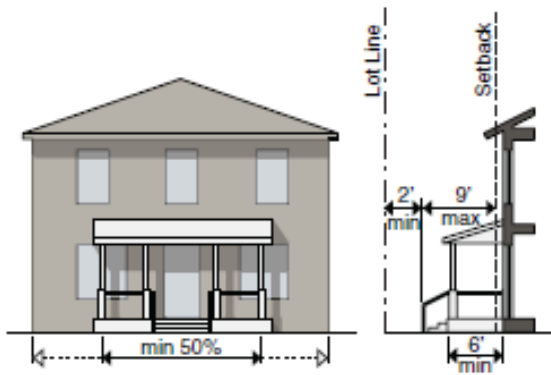
(2) A gallery must be contiguous and extend over at least seventy-five percent of the width of the building facade from which it projects.

(3) A gallery may extend into a primary or side street setback.

(4) A gallery may encroach up nine (9) feet into the public right-of-way but must be at least two (2) feet inside the curb line or edge of pavement, whichever is greater.

#### **20.122.060 Porch.**

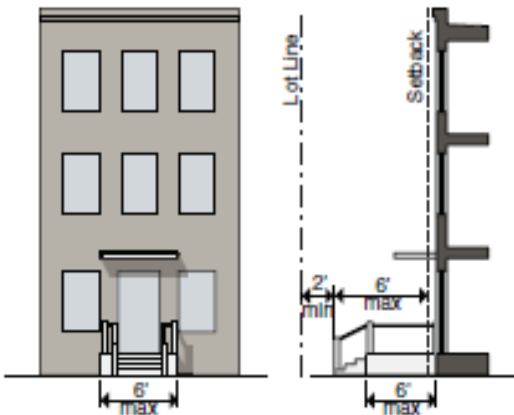
A raised structure attached to a building, forming a covered entrance to a doorway.



- (1) A front porch must be at least six (6) feet deep (not including the steps).
- (2) A front porch must be contiguous, with a width not less than fifty percent of the building façade from which it projects.
- (3) A front porch must be roofed and may be screened, but cannot be fully enclosed.
- (4) A front porch may extend up to nine (9) feet, including the steps, into a required front setback, provided that such extension is at least three (3) feet from the vertical plane of any lot line.
- (5) A front porch may not encroach into the public right-of-way.

**20.122.070 Stoop.**

A small raised platform that serves as an entrance to a building.



- (1) A stoop must be no more than six (6) feet deep (not including the steps) and six (6) feet wide.
- (2) A stoop may be covered but cannot be fully enclosed.
- (3) A stoop may extend up to six (6) feet, including the steps, into a required setback, provided that such extension is at least two (2) feet from the vertical plane of any lot line.
- (4) A stoop may not encroach into the public right-of-way.