

Chapter 20.122

BUILDING ELEMENTS

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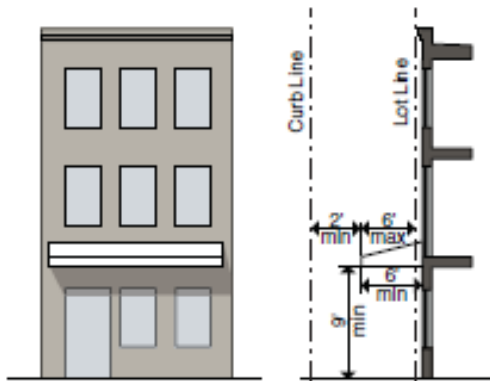
20.122.070 Stoop

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.



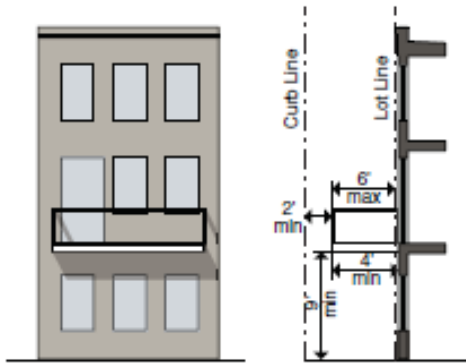
(1) An awning/canopy must be a minimum of nine (9) feet clear height above the sidewalk and must have a minimum depth of six (6) feet.

(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.

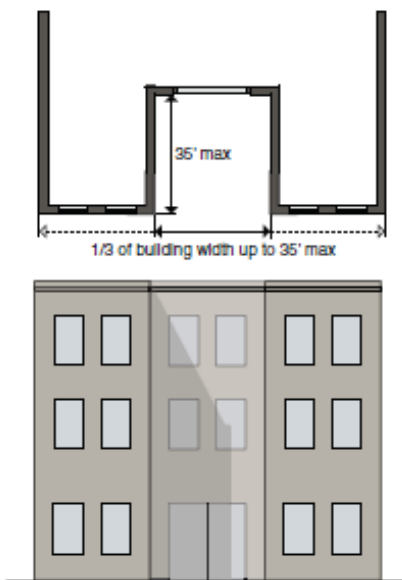
A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.



- (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 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.

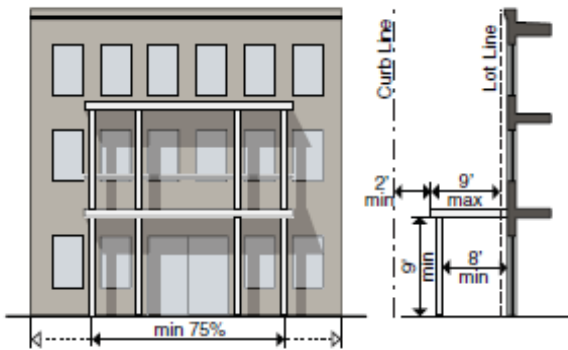
(2) The depth of the forecourt must not exceed the general width. A forecourt may be no more than thirty-five (35) feet in depth.

(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.

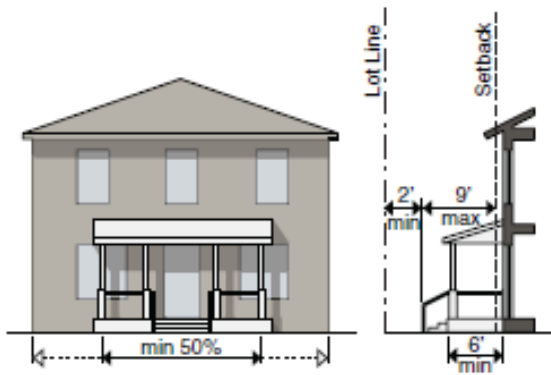
(2) A gallery must be contiguous and extend over at least seventy-five percent of the width of the building facade from which it projects.

(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.

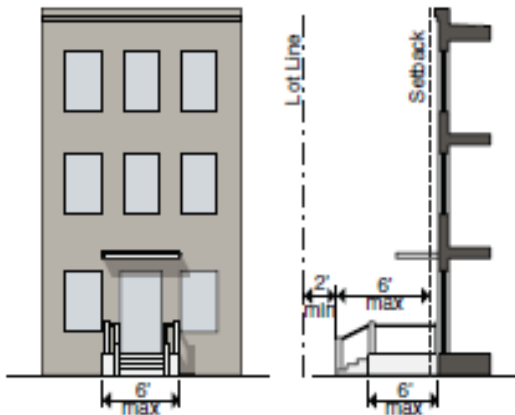
A raised structure attached to a building, forming a covered entrance to a doorway.



- (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.