

**BOROUGH OF WHITEHALL
PERMITTED ENCROACHMENTS & PROJECTIONS
GENERAL INFORMATION SHEET**

DEFINITIONS:

- AWNING** An architectural projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight, rigid skeleton structure over which a rigid covering is attached.
- CANOPY** An architectural projection that provides weather protection, identity or decoration and is supported by the building to which it is attached and at the outer end by not less than two stanchions. A canopy is comprised of a rigid structure over which a rigid covering is attached.
- DECK** A structure consisting of a surface or flooring supported by columns or an unenclosed, permanent foundation that is above the ground surface, except that decks less than 12 inches above the ground surface may be on an enclosed, uninhabitable, permanent foundation. A deck may be covered by a permanent roof but is not enclosed.
- FRONT ENTRANCE** A porch attached to the front face of a dwelling covered by a permanent roof matching architecturally the main roof of the building, not including an awning or canopy.
- GREEN SPACE** An area with vegetation or natural cover which is free of impervious surfaces.
- PATIO** A permanent and durable surface constructed on-grade that does not have a permanent roof.
- PORCH** A structure attached to a dwelling covered by a permanent roof but is not enclosed and is constructed on an enclosed, uninhabitable, permanent foundation.
- STOOP** An uncovered porch.
- STRUCTURE** Anything constructed or erected, the use of which demands a permanent location on the soil, or anything attached to something having a permanent location on the soil.
- REQUIRED YARD AREAS** Portions of a lot which are open, unoccupied and unobstructed by STRUCTURES, except as specifically permitted by this Chapter.

GREEN SPACE (180.98.B)

Green space is required for one-family and two-family dwellings in residential zones in accordance with the following: (180.98.B.1)

Green space shall comprise a minimum of 35 percent of the total lot area, except in R-4 zones where green space shall comprise a minimum of 25 percent of the total lot area. (180.98.B.2)

Green space shall occupy a minimum of 50 percent of the required front yard for all residential zones. (180.98.B.3)

Permitted encroachments into REQUIRED YARD AREAS. (180.103)

Certain structures shall be permitted to encroach into required yards in any residential lot in accordance with the following requirements:

All permitted encroachments shall be open-air structures, which shall not be enclosed at any point exclusive of a permitted railing no higher than 42 inches. The space between roof supports shall be open and absent of lattice, screen or other physical enclosures. (180.103.1)

Hand rails and railings not exceeding 42 inches in height are permitted to protect walking surfaces, such as walkways, stairways and ramps. (180.103.2)

Typical architectural features, including, but not limited to, bay windows, window sills, overhangs and eaves, shall be permitted to project into required yards. The cumulative projection of combined architectural features shall not exceed 48 inches, provided that no part shall be located less than 5 feet from the side property line. (180.103.3)

DECKS, including stairways and steps, shall be permitted to project into the required rear yard, provided they are located at least 25 feet from the rear property line. DECKS shall not project into the required front or side yard. (180.103.4)

Stairways and walkways may project from the side face of the dwelling a maximum of 4 feet, regardless of the encroachment into the required side yard. (180.103.5)

STOOPS shall be permitted to project into the required front yard by no more than 8 feet, and shall not encroach the required side yard by more than 4 feet, provided that no part shall be located less than 3 feet from the side property line. (180.103.6)

PATIOS, and DECKS, less than 12 inches above the finished grade, may project into the required yard areas, provided no part is less than 5 feet from any property line. (180.103.7)

STRUCTURES including walkways, stairways and ramps which provide access into the BUILDING may encroach into the required front yard area. (180.103.8)

FRONT ENTRANCE - One front entrance may encroach the required front yard in accordance with the following requirements: (180.103.9)

The front entrance may project from the front face of a dwelling a maximum of 8 feet regardless of the encroachment into the required front yard. (180.103.9.1)

No part of the front entrance shall be less than 15 feet from the front property line. (180.103.9.2)

The maximum width of a front entrance shall not exceed 65% of the exterior front wall of the dwelling. For front entrance projections of 4 feet or less, the width of the front entrance shall not exceed the exterior front wall of the dwelling. (180.103.9.3)

The maximum number of roof supports permitted shall be based on the structural support required, and the maximum depth or width of each roof support shall be 20 inches. (180.103.9.4)

Front projections may be structurally integrated with permitted side projections. (180.103.9.5)