

SECTION 7.04 YARDS AND OPEN SPACE

7.0401 General Regulations

- A. Every part of a required yard area shall be open to the sky except as follows:
1. Where accessory buildings are specifically permitted in a rear or side yard under these regulation.
 2. A roof, gutter, eave, fixed awning, marquee or canopy, attached to a building but having no other support, may project no more than five (5) feet into a required front, side or rear yard, if a minimum distance of two (2) feet remains open to the sky between the farthest projection and the lot lines.
 3. Notwithstanding the foregoing, a canopy or marquee shall be permitted to extend from the entrance door of any church, school, college, hospital, sanitarium, public building, or educational, religious, or philanthropic institution in any district, or from the entrance door of any main building in multiple-family residential, commercial, or industrial district. Where a sidewalk and curb exist, the canopy or marquee may extend to within eighteen (18) inches of the curb line. Such canopies or marquees shall not exceed fifteen (15) feet in width or twelve (12) feet in height or be screened or enclosed in any manner and shall provide an unobstructed, clear space between the grade and the bottom of the valance of at least seven (7) feet.
 4. Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than two (2) feet to any lot line or be vertically supported.
- B. Where these regulations refer to side streets for corner lots, the side street will normally be the street along which the corner lot has its largest dimensions, but the Director of Planning may be guided by the pattern of development in the vicinity of the lot in question in determining which of the two streets shall be considered the side street.
- C. More than one main building may be located upon a zoning lot or tract in the following instances:
1. Institutional buildings.
 2. Public or semi-public buildings.
 3. Multiple-family dwellings.
 4. Commercial or industrial buildings.
 5. Homes for the aged, nursing homes, convalescent homes, and orphans homes.

The provisions of this exception shall not be construed to allow the location or erection of any main building or portion of a main building outside of the buildable area of lot except as otherwise provided.

- D. In the event that a lot is to be occupied by a group of two or more related buildings to be used for residential purposes, there may be more than one main building on the lot when

such buildings are arranged around a court; provided, that said court between buildings that are parallel or within forty-five (45) degrees of being parallels, shall have a minimum width of thirty (30) feet for one-story buildings, forty (40) feet for two-story buildings, and fifty (50) feet for buildings of three (3) stories or more, and in no case, may such buildings be closer to each other than fifteen (15) feet.

- E. here a court is more than fifty (50) percent surrounded by a building, the minimum width of the court shall be at least fifteen (15) feet for one-story buildings, forty (40) feet for two-story buildings, and fifty (50) feet for three story buildings. The width of such a court shall be increased by three (3) feet for each additional story over three (3) stories or each ten (10) feet of height over thirty-five (35) feet, whichever requires the greater width of court.

7.0402 Front Yards

- A. Where a right-of-way has been established by the Parish Council for the future widening or opening of a street upon which a lot abuts, then the depth of a front or side yard shall be measured from such official line to the building line.
- B. Except as otherwise provided in these regulations, on through lots, the required front yard shall be provided on each street.
- C. Where a lot is located at the intersection of two (2) or more streets, there shall be a yard of ten (10) feet on the side street, provided however, that said front yard on the side street need not exceed the average front yard established by other buildings in the block which front on the side street.
- D. Open, unenclosed porches, raised platforms or raised paved terraces not covered by a roof or canopy, and which do not extend above the level of the first floor of a building, or a maximum of five (5) feet above grade, may extend or project into the front or side yard not more than six (6) feet.

7.0403 Side Yards

- A. For the purpose of the side-yard and lot frontage regulations, a two-family, three-family, or four-family dwelling, a group of town houses, a multiple-family dwelling, electric substation, telephone exchanges, or telephone repeater structures for public utility purposes shall be considered as one building occupying one lot.
- B. Where a side yard(s) is not required, but is provided, such yard(s) shall not be less than three (3) feet in width paralleling the side lot line.

7.0404 Rear Yards

- A. Open or lattice-enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into the rear yard are permitted for a distance of not more than five (5) feet.
- B. Where a rear yard(s) is not required, but is provided, such yard(s) shall not be less than three (3) feet in width paralleling the rear lot line.