23-132 - Balconies in R6 through R10 Districts
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LAST AMENDED
2/2/2011

R6 R7 R8 R9 R10

In the districts indicated, balconies may project into or over any required open area within a publicly accessible open area, a rear yard, an initial setback distance, any open areas not occupied by towers, any required side or rear setbacks, or any required open space, provided that such balcony shall:

(a) not project by a distance greater than seven feet as measured from the plane surface of the building wall from which it projects;

(b) not project into the minimum required distance between buildings on the same zoning lot;

(c) not cover more than 10 percent of the area designated as outdoor recreation space pursuant to Section 28-20 (RECREATION SPACE AND PLANTING AREAS);

(d) be unenclosed except for a parapet not exceeding 3 feet, 8 inches in height or a railing not less than 50 percent open and not exceeding 4 feet, 6 inches in height. However, such balconies may be recessed into a building wall up to a maximum depth of six feet provided that at least 33 percent of the perimeter of such balcony is unenclosed except for a parapet or railing;

(e) be located at or higher than the floor level of the third story of a building or at least 20 feet above curb level, except that for buildings containing residences not more than 32 feet in height, such balcony may be located at or higher than the floor level of the second story provided that such balcony is located not lower than seven feet above curb level or seven feet above natural grade, whichever is higher; and

(f) have an aggregate width, at the level of any story, not exceeding 50 percent of the width at that level of the plane surface of the building wall from which it projects.