



## Clear Porch Depth

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**Note: As authorized by § 8.5.2.C.1, this interpretation is provided at the initiative of the Zoning Administrator for the purpose of providing clarification to property owners and improving administration of the Ordinance. Capitalized terms are defined in § 9.3 of the Ordinance. This interpretation may be appealed to the Board of Zoning Appeals per § 8.5.17 of the Ordinance.**

### Summary

Pursuant to the provisions contained within **Tables 4.3.1-A through 4.3.1-G, 4.3.1-I through 4.3.1-J, and 4.3.1-L through 4.3.1-M**, the development standards governing **Porch Frontages** establish a minimum dimensional requirement for porch depth. Specifically, these tables require that porch frontages maintain a **minimum clear depth of six (6) feet**, measured from the primary façade of the structure.

### Rationale

For the purposes of administering this requirement, staff interprets the term “**clear depth**” to mean the **unobstructed and usable horizontal distance** between the building façade and the interior edge of the porch. Accordingly, **rails, pillars, columns, and other structural or architectural features are excluded from the measurement of the required minimum depth**, as these elements reduce the functional and occupiable space of the porch.

This interpretation is applied to maintain consistency with both the **plain language of the ordinance** and the **design intent of the frontage standards**, which are intended to create functional porch spaces that contribute to active residential frontages and a pedestrian-oriented streetscape. Allowing structural or decorative elements to be included within the required depth would effectively reduce the usable porch area and would be inconsistent with the ordinance’s requirement that the minimum depth remain **clear**.

Therefore, during staff review of **residential construction** within the applicable zoning districts — **CD-2, CD-3L, CD-3, CD-4, CD-4C, CD-5, CD-5C, SD-INT, SD-LI, PUD-R, and PUD-MU** — porch frontage designs must demonstrate compliance with the **six (6) foot minimum clear depth requirement exclusive of rails, pillars, columns, or similar architectural projections**.

This interpretation is applied uniformly in order to ensure **consistent enforcement of the frontage standards and adherence to the adopted design framework of the zoning ordinance**.