



(t) **Dormers.** Except as may be allowed by special permit in accordance with Section 30-24, the following restrictions shall apply to dormers above the second story in single and two family dwellings and to dormers in accessory structures.

- (1) A dormer may be no wider than fifty percent (50%) of the length of the exterior wall of the story next below. Where more than one dormer is located on the same side of the roof, the width of all dormers combined may not exceed fifty percent (50%) of the length of the exterior wall next below. See illustrations below.
- (2) A roof line overhang shall be continued between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane extending beyond two stories. See illustrations below.
- (3) The vertical plane of the side wall of any dormer shall not be closer than three feet (3') from the vertical plane of the intersection of the roof and the main building end wall nearest the dormer. See illustrations below.
- (4) No dormer may project above the main ridgeline of the single or two family dwelling or the accessory structure. See illustration below. (Ord. Z-20, 04-07-08; Ord. Z-34, 11-03-08)

