

ARTICLE XVIII

ADDITIONAL REQUIREMENTS, EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS

Section 18.00 GENERAL

The requirements and regulations specified elsewhere in this Ordinance shall be subject to Additional Requirements, Exceptions, Modifications, and Interpretations contained in this Article.

Section 18.01 HEIGHT AND SIZE LIMITS

Height limitations stipulated elsewhere in this Ordinance shall not apply in the following situations:

1. Barns, silos, or other farm buildings or structures on farms provided these are not less than fifty (50) feet from every lot line; church spires or steeples, belfries, cupolas and domes, monuments, water towers, fire and hose towers, masts, and aerials; parapet walls extending not more than four (4) feet above the limiting height of the building. However, if in the opinion of the Zoning Administrator, such structure would adversely affect adjoining or adjacent properties greater height shall not be authorized unless it is approved by the Board of Adjustment.
2. Bulkheads, conveyors, derricks, elevator penthouses, water towers or tanks, monitors and scenery lofts; to monuments, grain elevators, gas holders or other structures, where the manufacturing process requires a greater height than specified, such may be authorized by the Board of Adjustment.
3. Telecommunication towers and individually-owned wind energy towers, the base of which shall be at least the height of the tower from all adjoining property lines, including public right-of-way.

Section 18.02 FRONT YARD EXCEPTIONS AND MODIFICATIONS

1. Front yard requirements do not apply to bay windows or balconies that do not project more than three (3) feet into the front yard.
2. With the exception of the Agricultural District and the Manufacturing Districts, averaging front yard setbacks is allowed. Where the average depth of two (2) or more existing front yards on lots within one hundred (100) feet of the lot in question and within the same block front is less or greater than the least front yard depth prescribed, front yards may be varied. The depth of the front yard on such lot shall not be less than the average depth of said existing front yards or the average depth of the two (2) lots immediately adjoining or, in the case of a corner lot, the depth of the front yard on the lot immediately adjoining; provided, however, that the depth of the front yard on a lot in any Residential District shall be at least ten (10) feet and need not exceed sixty (60) feet.
3. For the purpose of determining lot width or front yard requirements, that portion of a flag lot used for ingress and egress shall not be included as a part of the required front yard.
4. An existing open porch, steps, veranda, or deck may be remodeled or rebuilt to an enclosed non-habitable vestibule entrance-way (which may include closet space) when projecting not more than one-fourth ( $\frac{1}{4}$ ) the distance of the front yard setback and extending in width not more than one-fourth ( $\frac{1}{4}$ ) of the width of the residence.

Section 18.03 SIDE YARD EXCEPTIONS AND MODIFICATIONS

1. Along any district boundary line, any abutting side yard on a lot in the less restricted District shall have a least width equal to that required in the more restricted district. Where a lot in a Manufacturing District abuts a lot in an Residential District, the side yard shall be increased by three (3) feet for each foot that the building proposed on such lot exceeds the height limit of the said Residential District.
2. On a corner lot the least width of a side yard along the side street lot line shall be equal to the required front yard along the side street. No part of any accessory building shall be nearer a side street lot line than the least depth on any front yard required along such side street.
3. The following projections or structures may be permitted in side yards:
  - a. Accessory buildings or structures subject to the provisions contained elsewhere in this Ordinance.
  - b. Fences or walls, as regulated in Section 3.12 of this Ordinance.
  - c. Fire escapes, three (3) feet from side lot line. Bays and balconies not more than three (3) feet from the building, provided these projections are entirely within planes drawn from either main corner of the side wall.
  - d. Chimneys, flues, sills, overhangs, pilasters, and lintels, ornamental features, cornices, gutters and the like into or over a required side yard not more than two (2) feet.
  - e. Terraces, steps, uncovered porches, patios (not including decks), stoops or similar features, not higher than the elevation of the ground story of the building and distant three (3) feet from the side lot line.

Section 18.04 REAR YARD EXCEPTIONS AND MODIFICATIONS

The following projections or structures may be permitted in rear yards:

1. In any Commercial or Residential District, a building which is non-conforming as to rear yard setbacks may be expanded or enlarged, provided the enlargement or expansion does not encroach closer to the rear property line than the already existing building. All other Bulk Requirements must be met.
2. Accessory buildings or structures subject to the provisions contained elsewhere in this Ordinance.
3. Fences or walls, as regulated in Section 3.12 of this Ordinance.
4. Fire escapes, three (3) feet from side lot line. Bays and balconies not more than three (3) feet from the building, provided these projections are entirely within planes drawn from either main corner of the side wall.
5. Chimneys, flues, sills, pilasters, lintels, ornamental features, cornices, eaves, and the like, into or over a required rear yard not more than two (2) feet.

6. Terraces, steps, decks, verandas, uncovered porches, or similar features, but not more than ten (10) feet into a required rear yard, nor closer than four (4) feet of an alley or within ten (10) feet of a rear lot line.
7. Swimming pools.