

SECTION 1.08

SUPPLEMENTARY DISTRICT REGULATIONS

1.08.01 - SUPPLEMENT DISTRICT REGULATIONS

- A. Structures to Have Access. Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.
- B. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any buildings for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- C. Erection of More Than One Principal Structure on a Lot. In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.
- D. Accessory Buildings. No accessory building may be erected in any required front or side yard and no separate accessory building may be erected within 10 feet of a main building. Where a garage is entered from the alley it must be kept 15 feet from the alley line. Accessory buildings located in the rear yard may not occupy more than 30 percent of the rear yard.
- E. Fences. No fence or hedge more than 30 percent solid or more than 3 feet high may be located within 30 feet of a street intersection. Fences or hedges less than 4 feet high may be located on any remaining part of a lot. Fences or hedges less than 7 feet high may be erected on those parts of a lot that are as far back or further back from a street than the main building. Higher fences may be allowed by special exception only.
- F. Height Limits. Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tank, water towers, ornamental towers, spires, wireless tower, grain elevators, or necessary mechanical appurtenances, are exempt from height regulations in Section 1.07.
- G. Where, on the effective date of this Ordinance, 40 percent or more of a frontage was occupied by two or more buildings, then the front yard is established in the following manner:
 - 1. Where the building furthest from the street provides a front yard not more than ten (10) feet deeper than the building closest to the street, then the front yard for the frontage is and remains an average of the then existing front yards.

2. Where this (1) is not the case and a lot is within 100 feet of a building on each side that the front yard is a line drawn from the closest front corners of these two adjacent buildings.
 3. Where neither (1) or (2) is the case and the lot is within 100 feet of an existing building on one side only, then the front yard is the same as that of the existing adjacent building.
- H. Sills, belt courses, cornices, and ornamental features may project only 2 feet into a required yard.
- I. Open fire escapes, fireproof outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a rear yard for a distance of not more than 3-1/2 feet when so placed as to not obstruct light and ventilation, may be permitted by the Building Inspector.
- J. Open, unenclosed porches may extend 10 feet into a front yard.
- K. Terraces which do not extend above the level of the ground (first) floor may project into a required yard, provided these projections be distant at least 2 feet from the adjacent side lot line.
- L. Nothing in this Ordinance shall have the effect of prohibiting utility service lines
- M. Parking spaces and connecting driveways shall be surfaced with a permanent dust-free paving.
- N. Required off-street parking areas for 3 or more automobiles shall have individual spaces marked, and shall be so designed, maintained, and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley.
- O. Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point on the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. Front and rear front yard lines shall be parallel.
- P. Off-premises signs shall comply with the setbacks of the Districts they are located in. Other bulk regulations do not apply. Off-premises signs are governed by State and Federal regulations along highways, where zoning exists. The "new signs may be erected only in areas zoned commercial or industrial". Federal and State regulations apply to all streets.

- Q. On lots abutting 2 or more streets at their intersection the front yard shall face the shortest street dimension of the lot except that if the lot is square or almost square, then the front yard may face either street. The rear yard is always on the opposite end of the lot from the front yard.

- R. The placement of satellite dish antennas, either permanent or temporary, shall be considered as accessory buildings, except that a 72-hour temporary use is allowed. When attached to a main building or other structure the owner must adhere to the Uniform Building Code. No satellite dish shall exceed a diameter of 12 feet except for a commercial use.

- S. Yards and Visibility. On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 3 to 10 feet above centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines fifty feet front the point of the intersection.