

ARTICLE VIII SPECIAL DEVELOPMENT CONTROLS

The regulations and development controls of the various district shall be modified by and be subject to the following provisions and limitations.

SECTION 8-1 BUILDINGS AND STRUCTURES

A. Lot Requirements

- 1) Lot Required: Every building hereafter erected shall be located on a lot as herein defined, and in no case shall there be more than one main building on one lot, except as herein provided.
- 2) Multiple Structures on Lot: In any district, more than one structure for a permitted Principal use other than a dwelling, 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.
- 3) Deficient Lot Area: Where a lot has less area than herein required and was of record and in separate ownership at the time of the passage of this ordinance, said lot may be occupied by a dwelling for not more than one family.
- 4) Frontage on Street: Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an improved 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. Height Limitations

- 1) General Exceptions: The height regulations contained in the District Regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- 2) Visibility at Intersections: On a corner lot in any Residential District, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2 1/2) and ten (10) feet above the 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 (50) feet from the point of the intersection.

C. Yard Provisions

- 1) Depth of Front Yard: Depth of front yards shall be measured at right angles to a straight line joining the foremost points of the

Sec. 8-1:A,B,C

side lot lines. The foremost point of 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.

- 2) Front Yard on Through Lots: Unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages of through lots. Where he finds that one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the Zoning Official shall waive the requirement for the normal front yard and substitute therefore a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.
- 3) Width of Side Yard: Side Yard width shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.
- 4) Depth of Rear Yard: Rear Yard depth shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line.
- 5) Corner Lots with Three or More Frontages: On corner lots with more than two (2) frontages, the Zoning Official shall determine the front yard requirements subject to the following limitations:
 - (a) At least one front yard shall be provided having the full depth required generally in the district;
 - (b) No other front yard on such lot shall have less than half the full depth required generally.
- 6) Reversed Frontage Lots: A front yard of the required depth shall be provided on either frontage of a reversed frontage lot, and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.
- 7) Yards for Accessory Buildings: No accessory buildings shall be erected in any required yard, and no separate accessory buildings shall be erected within five (5) feet of any other building on said lot.
- 8) Special Yards: In those cases in which the above general rules do not apply the Zoning Official shall require a yard with minimum dimensions as generally equivalent to a side yard or a rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is to be located to the adjoining lot or lots with due regard to the orientation and location of structures and buildable areas thereon.

Sec 8-1:C

- 9) Other Yard Uses: Fences, walls, poles, posts, and other customary yard accessories, ornaments, furniture, and roof overhangs not exceeding 36 inches, may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

D. Temporary and Accessory Uses and Buildings

- 1) Construction Buildings and Security Fences: Nothing herein shall prohibit the placement of temporary portable buildings providing office space, sanitary facilities or storage of supplies or materials, or the erection of security fences on the site and during the period of any construction project. However, no manufacturing operation shall be conducted within a temporary or portable building when the project of such operation is to be transported off the site for use in construction at another location.
- 2) Mechanical Equipment: Air conditioning and similar mechanical equipment shall not be mounted in minimum yard spaces. Equipment shall be so placed as to direct motor and fan noise away from the nearest property line.

E. Signs and Lighting

- 1) Symbols: Symbols which are designed as an integral part of the building structure, and symbols and signs which are not visible or readable from the public street shall not be limited by the sign regulations of the zoning district.
- 2) Traffic Control Conflicts: No sign permitted under this ordinance shall be erected, placed or allowed to remain wherein such sign creates confusion, impairs hearing or vision, or otherwise distracts the automotive driver using any public street. Specifically prohibited is high intensity bar bulb lighting, signs which distract from visibility or traffic signs or signals by reason of color or manner of operation, and signs or equipment which produce noises simulating sirens, bells, or whistles.
- 3) Residential Area Nuisance: No sign or lighting permitted under this ordinance shall be authorized wherein such sign or lighting directly exposes and subjects nearby residential property to high intensity lighting or to noise.
- 4) Real Estate Sales Sign: Temporary signs announcing the sale or rental of the real estate on which placed shall be permitted in any district and may be placed in any yard. Such sign shall not exceed four (4) square feet in area and shall be removed within one week following the close of the sale or lease.