
EXCEPTIONS AND MODIFICATIONS

17.0 LOT OF RECORD

When a lot, which is an official lot of record at the time of adoption of this Resolution, does not comply with the area, yard, or other requirements of this Resolution, such lot may be used as a building site provided, however, that the yard and other requirements of the district are complied with as closely as possible. When not possible applicant must apply for a variance. See Article 8.10

When a lot, which is an official lot of record at the time of adoption of this Resolution or any amendment thereof, does not comply with the area and width requirements of this Resolution, such lot may be used as a building site provided, however, that the yard and other requirements of the district the lot of record is designated on the official zoning map are complied with.

17.1 EXCEPTION TO YARD REQUIREMENTS

1. Allowable Projections of Residential Structures into Yards: Any structure may project into the required front yard if existing structures on both adjacent lots in the same district have less than the required minimum front yard, provided, however, that such projection shall extend no closer to the street than either of the adjacent structures. Architectural features of residential buildings such as windowsills, cornices, roof overhangs, may project into the requirements provided such projection is not more than four (4) feet and does not reach closer than ~~four (4)~~ thirteen (13) feet to any lot line.
2. Allowable Projections of Business Structures Over Sidewalk: Signs, awnings, canopies, marquees, are permitted to overhang the sidewalk in the Business District only providing that overhanging signs are a minimum of eight (8) feet above the sidewalk at any point and that all other structures are a minimum of eight (8) feet above the sidewalk at any point.
3. Allowable Projection of Accessory Building into Rear Yard: One-story accessory buildings may project into only rear yards abutting on a thoroughfare providing such projection extends not closer than ~~six (6)~~ fifteen (15) feet to the rear lot line.

17.2 EXCEPTIONS TO HEIGHT LIMITS

The height limitations of this Resolution shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy; monuments, water towers, transmission towers, chimneys, smoke stacks, silos, derricks, conveyors, flagpoles, radio towers, masts and aerials.

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