

SECTION 6.0 MODIFICATIONS

6.01 HEIGHT

The district height limitations stipulated elsewhere in this Ordinance may be exceeded, but such modifications shall be in accord with the following: Architectural Projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys, are exempt from the height limitations of this Ordinance.

Special Structures, such as gas tanks, grain elevators, scenery lofts, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, substations, smoke stacks and solar collectors, are exempt from the height limitations of this Ordinance.

Essential Services, utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this Ordinance.

Communication Structures, such as radio and television transmissions and relay towers, aerials, and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line.

Agricultural Structures such as barns, silos, and windmills, shall not exceed in height twice their distance from the nearest lot line.

Public or Semipublic Facilities, such as schools and churches may be erected to a height of 60 feet provided all required yards are increased not less than 1 foot for each foot the structure exceeds the district's maximum height requirement.

6.02 YARDS

The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

Uncovered Stairs, landings, and fire escapes may project into any yard but not to exceed 6 feet and not closer than 3 feet to any lot line.

Architectural Projections, such as chimneys, flues, sills, eaves, belt courses, ornaments, and solar collectors may project into any required yard.

Residential Fences are permitted on the property lines in residential districts but shall not in any case exceed a height of 6 feet; shall not exceed a height of 4 feet in the front yard and shall not be closer than 2 feet to any public right-of-way.

Fences are permitted on property lines in business and industrial districts, but shall not exceed 10 feet in height.

Accessory Uses and detached accessory structures, except garages, are permitted in the rear yard only.

Essential Services, utilities, electric power, and communication transmission lines are exempt from the yard and distance requirements of this Ordinance.

Landscaping and vegetation are exempt from the yard requirements of this Ordinance, providing the required vision corners at street intersections can be met.

6.03 ADDITIONS

Additions in the street yard of existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

6.04 AVERAGE STREET YARDS

The required street yards may be decreased in any residential or business districts to the average of the existing street yards of the abutting structures on each side. Where the established setback in any residential or business districts is greater than the minimum required, no structure shall be permitted to extend in front of the established building setback line.

On a reversed corner lot each yard abutting a street shall be governed by the front yard requirements.