
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, in the opinion of the BOARD of ZONING APPEALS.

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 window sills, 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) 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 B-1 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) 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.

Adopted Date: 5-01-00
Effective Date: 5-31-00

17.3 PROVISION FOR REDUCTION IN AREA REQUIREMENTS

1. There are no provisions for reductions in lot area for other districts, i.e. R45, R70, B1 and M1 in this resolution, except when such lot(s) is (are) part of a Planned Unit Development (PUD).
2. The lot area and frontage requirements for any residential lot in an AG District served by public water system and public sewage system may be reduced as herinafter specified:

a. Water Available

Minimum lot area	45,000 Square Feet
Minimum lot frontage*	150 feet

b. Sewage Available

Minimum lot area	45,000 Square Feet
Minimum lot frontage*	150 feet

c.. Sewage and Water Not Available

Minimum lot area	70,000 Square Feet
Minimum lot frontage*	150 feet

*At the Building Line