ARTICLE 25 EXCEPTIONS AND MODIFICATIONS

SEC. 25-25-01 PURPOSE

To provide exceptions and modifications to the provisions of this chapter where such are necessary for the practical and uniform application of the regulations of this chapter.

SEC. 25-25-10 HEIGHT LIMITS

Height limitations specified elsewhere in this chapter shall not apply to:

- A. Barns, silos, or other farm buildings or structures on farms, provided that these are located not less than fifty (50) feet from every lot line.
- B. Belfries, chimneys, church spires, cupolas, and domes, distribution and transmission facilities, fire and hose towers, flag poles, radio, and television aerials, smoke stacks, towers, water tanks, wind energy conversion systems.
- C. Parapet walls extending not more than 4 feet above the limiting height of the building; drive-in theater screens, provided that such screens contain no advertising matter.
- D. Public buildings, schools, and hospitals to a height not exceeding 75 feet when setback an additional foot on all sides for each foot such building exceeds the height limit of the zone in which it is located.

SEC. 25-25-20 YARD EXCEPTIONS AND MODIFICATIONS

Yard requirements specified elsewhere in this chapter shall be subject to the following exceptions and modifications:

A. Side yard width may be varied where the side wall of a residence is not parallel with the side lot line or is broken or otherwise irregular. In such case the average width of the side yard shall not be less than the otherwise required least width; provided, however, that such side yard shall not be less at any point than one-half (1/2) the otherwise required least width.

B. Width of one (1) side yard may be reduced when authorized by the Zoning Administrator to a width not less than three (3') feet, provided the sum of the widths of the two (2) side yards is not less than the required minimum and further provided the distance between the proposed dwelling and another dwelling, existing or proposed, on an adjacent lot is not less than that required elsewhere in this chapter.

Such reduction may be authorized only when the Zoning Administrator finds it to be warranted by the location of existing buildings or conducive to the desirable development of two (2) or more lots.

- C. Industrial zone side yards may be utilized for railroad spurs except when the side yard adjoins a residential or commercial zone.
- D. Second story additions to single-family and/or two family residences in the R-1, R-2, N-,P, and R-M Zones may be constructed with five foot (5') side yard setback if the second story addition is constructed five years or more after the date of original construction and approval is obtained from the City Zoning Administrator.
- E. For a single-family dwelling located on a corner lot in a residential zone the required rear yard area may be relocated to the side of the lot opposite the street side yard. Such substituted rear yard need not be 20 feet deep at all points provided that said yard area is at least five (5) feet deep along the entire property boundaries and provided that within said yard a rectangle bounded by the interior side lot line, the rear lot line and the points of nearest sides of the main building contains at least as many square feet of yard area as the yard area which would be provided by a twenty foot (20') rear yard across the entire width of the parcel. No structure shall be located within the substituted rear yard except as provided by Section 25-21-10
- F. Front yard setbacks shall be twenty (20) feet in the commercial and industrial zones except in blocks where fifty percent (50%) or more of the block is developed and has lesser setbacks. In those blocks the setbacks shall be average of the two nearest buildings on the same side of the street.

SEC. 25-25-30 PROJECTIONS INTO REQUIRED YARDS

Certain architectural features may project into required yards and courts as follows:

- A. Canopies, chimneys, cornices, eaves, rain gutters, and other architectural features supported from the structure may project twenty four inches (24") into a required yard or court.
- B. Balconies, fire escapes, handicapped ramps and outside stairways projecting into a required yard or court may be permitted by the Zoning Administrator when located so as to not obstruct the light and ventilation.
- C. Patios covers, sunshades, and similar structures attached to the main building, which are not enclosed on the sides except for required roof supports, may utilize up to twenty (20%) of the required rear yard area but may be no closer than ten feet (10') to the rear property line.