

Section 6. Modifications

- 6.1 Heights. The district height limitations stipulated elsewhere in this Ordinance may be exceeded, but such modifications shall be in accord with the following:
- (1) Architectural Projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys, re exempt from the height limitations of this Ordinance.
 - (2) Special structures, such as elevator penthouses, gas tanks, grain elevators, scenery lofts, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, and smoke stacks, are exempt from the height limitations of this Ordinance.
 - (3) Essential services, utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this Ordinance.
 - (4) Communication Structures, such as but not limited to, radio and television transmission and relay towers, aerials, and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line.
 - (5) Public or Semi-public facilities, such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices and stations, may be erected to a height of sixty (60) feet, provided all required yards setbacks are increased not less than one (1) foot for each foot the structure exceeds the district's maximum height requirement.
- 6.2 Yards. The yard limitations stipulated elsewhere in this Ordinance may be modified in accordance with the following:
- (1) Uncovered stairs, landings, loading docks, and fire escapes may project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.
 - (2) Architectural projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard; but such projection shall not exceed two (2) feet.
 - (3) Off-street parking is permitted in all yards of the Business Districts, but shall not be closer than thirty (30) feet to any public right-of-way in Residential Districts.

- (4) Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this Ordinance.
- (5) Landscaping and vegetation are exempt from the yard requirements of this Ordinance.
- (6) Yard areas which are not readily identifiable due to irregular lot shape, unique lot location, etc. shall be designated by the Zoning Administrator and all applicable Basic District Standards shall apply.
- (7) 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.
- (8) Required street or shore yards may be decreased in any residential or business districts to the average of the existing street or shore yards of the abutting structures on each side, but in no event to less than 15 feet in any residential district and 5 feet in any business district for street yards or to less than 50 feet for any shore.
- (9) Entrances for physically disabled persons shall be allowed to utilize a substandard setback where necessitated by unique circumstances of the lot, structure, or individual. Every effort shall be made to conform to the required setbacks as much as practicable.
- (10) Required street or shore yards may be decreased in any residential or business districts to the average of the existing street or shore yards of the abutting structures on each side, but in no event to less than 15 feet in any residential district and 5 feet in any business district for street yards or to less than 50 feet for any shore
- (11) Entrances for physically disabled persons shall be allowed to utilize a substandard setback where necessitated by unique circumstances of the lot, structure, or individual. Every effort shall be made to conform to the required setbacks as much as practicable.