

**165.11 GENERAL REGULATIONS.** The regulations set forth in this section qualify, supplement, or modify regulations as otherwise set forth elsewhere in this chapter.

*(Ord. 534 – Aug. 11 Supp.)*

1. Lot Area and Width. Any lot of record at the time of passage of this chapter having less area or width than herein required may be used for a single-family dwelling where such uses are permitted as provided in this chapter; provided, however:
  - A. A lot of record at the time of passage of the ordinance codified in this chapter having a lot width of 66 feet or less shall maintain the required side yard on each side of the dwelling, but such yard shall not be less than 5 feet.
  - B. A lot of record at the time of passage of ordinance codified in this chapter having a lot depth of 100 feet or less may have the required rear yard reduced to not less than 12 feet.
2. Yards.
  - A. Where 30 percent or more of the block front is improved with buildings, then no part of any new building shall project beyond a line joining the two adjacent corners of the buildings on either side thereof, or where there is a building on only one side, beyond a line projected from the corresponding adjacent corners of the two nearest buildings, except that no building shall be required to provide a front yard greater than that required for the district in which it is located. Where an official line has been established for future widening or opening of a street upon which a lot abuts, then the depth of a front or side yard shall be measured from such official line.
  - B. In the case where the block front improved with buildings amounts to less than 30 percent of the total number of lots, including vacant lots, on one side of the street between two intersecting streets, the required minimum yards of the district shall be observed.
  - C. Buildings on through lots shall provide the required front yard on both streets.
  - D. The required side yard on the street side of a corner lot, herein defined as a “corner side yard,” shall be the same as the required front yard setback in the R-1 and R-2 zoning districts. *(Ord. 542 – May 12 Supp.)*
3. Use of Public Right-of-Way. No portion of the public road, street, or alley right-of-way shall be used for display purposes or to provide any parking or loading space required by this chapter. Cars shall not be parked between the curb (or edge of the street where there is no curb) and the adjacent property line.
4. Temporary Building. Temporary buildings with construction work may be permitted in any district during the period that the construction work is in progress, but such temporary buildings shall be removed within 30 days after completion or abandonment of the construction work.
5. Accessory Buildings. Accessory buildings and uses customarily incidental to that of the main building may be erected or established as permitted, provided they comply with the following:

A. An accessory building with an inside floor area of one hundred twenty (120) square feet or less and erected on a permanent foundation, may encroach into a side or rear yard, but shall not be closer than four feet to any side or rear lot line, and shall not be located within five feet of any alley line. Any accessory building with a floor area larger than one hundred twenty (120) square feet shall be treated as a principal building for setback purposes.

B. No accessory building shall be permitted within the required front yard.

C. Accessory buildings attached to or connected to the principal building by a breezeway shall be considered to be a part of the principal building and shall meet the yard requirements of the principal building.

D. Open, unenclosed uncovered steps, patios, decks, or eaves not more than thirty-six (36) inches in width and not more than thirty-six (36) inches in height, and surfaced driveways and walkways may project into a required yard.

E. Satellite television reception discs or antennas shall be considered to be an accessory building and as such shall not be located within a front yard.

*(#5 - Ord. 542 - May 12 Supp.)*

6. **Building Height.** The height regulations shall not apply to television and radio towers, church spires, belfries, monuments, farm buildings, tanks, water and fire towers, stage towers or scenery lofts, cooling towers, grain elevators, ornamental towers and spires, chimneys, elevator bulkheads, drilling rigs, conveyors, flagpoles, and other pertinent mechanical apparatus which may be erected to any height not in conflict with any other applicable regulations.

7. **Awnings.** Awnings shall not extend into public rights-of-way more than four feet. Within a public right-of-way an awning must have at least eight feet of clearance from the ground surface.

8. **Visibility at Intersections.** On any corner lot in all districts except the C-1 district, there is established a traffic visibility zone at the intersection of two or more streets. The traffic visibility zone shall include that part of a corner lot that is within the area bounded by the intersecting street right-of-way lines and a diagonal line intersecting said street right-of-way lines at a distance of twenty (20) feet from the corner (the point of intersection of the right-of-way lines of two intersecting streets). In any traffic visibility zone, no fence, structure, earth bank, hedge, planting or other obstruction shall be erected, planted or maintained which materially impedes vision in the visibility zone between the heights of three (3) feet and ten (10) feet above the established curb grade.

9. No building or structure shall be erected, converted enlarged, reconstructed or structurally altered, nor shall any building or land be used which does not comply will all the district regulations for the district in which the building or land is located.

10. No yard or lot existing at the time of passage of the regulations of this chapter shall be reduced in dimension or area below the minimum required. No part of a yard or other open space, or off-street parking or loading space provided for any building, structure or use for the purpose of complying with the provision of this chapter shall be included as part of a yard, open space or off-street parking or loading space required under this chapter for another building, structure or use.

*(Ord. 542 - May 12 Supp.)*

11. Every building hereafter erected or subject to structural alteration shall be located on a lot as herein defined and in no case shall there be more than one main building on one lot unless otherwise provided in this chapter.

*(Subsections 8-11 added by Ord. 534 – Aug. 11 Supp.)*

12. Fences. A fence shall not be considered a structure for the purposes of this chapter. No fence in a required front yard or corner side yard shall exceed four feet in height. No fence in a required side or rear yard shall exceed six feet in height.

*(Ord. 542 – May 12 Supp.)*

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