

## CHAPTER 169

# ZONING REGULATIONS – EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS

169.01 Structures Permitted Above Height Limit  
169.02 Double Frontage Lots  
169.03 Rear Yards Adjacent to Alleys

169.04 Other Exceptions to Yard Requirements  
169.05 Lots Platted Prior to 1948

**169.01 STRUCTURES PERMITTED ABOVE HEIGHT LIMIT.** The building height limitations of the Zoning Regulations shall be modified as follows:

1. Chimneys, cooling towers, fire towers, grain elevators, monuments, penthouses, stacks, stage towers or scenery lofts, tanks, silos, water towers, ornamental towers and spires, radio or television towers or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted ordinances.
2. Public, semi-public or private service buildings, hospitals, sanatoriums or schools when permitted in a district may be erected to a greater height than otherwise permitted in the district if the building is set back from each property line at least one foot in addition to the minimum yard requirements for every two feet of additional building height above the height limit otherwise provided in the district in which the building is constructed.

**169.02 DOUBLE FRONTAGE LOTS.** Buildings on double frontage lots extending through from street to street shall be buffered from the rear street by a buffer wall or planting screen and access to the rear street shall be prohibited.

**169.03 REAR YARDS ADJACENT TO ALLEYS.** In computing the depth of a rear yard where the rear yard opens on any alley, one-half of the alley width may be included as a portion of the rear yard.

**169.04 OTHER EXCEPTIONS TO YARD REQUIREMENTS.** Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted accessory building in a rear yard, and except for ordinary projects not to exceed 24 inches including roof overhang.

**169.05 LOTS PLATTED PRIOR TO 1948.** The purpose of this section is to permit the building of single-family dwellings within platted areas upon lots platted prior to the year 1948, so as to utilize existing lots.

1. Lot Size. Single-family dwellings shall be permitted built upon lots of a size greater than 4,800 square feet, with a setback to conform to existing buildings, under the condition that adjoining lots are occupied by residences or other buildings and the lots under construction cannot be expanded so as to include additional land by reason of existing buildings.
2. Setbacks and Side Yards. It is required that the setback shall be in conformity to existing residences and that the side yard shall be not less than 7½ feet. It is further required that there be provided upon said lot at least one off-street parking space.