

## ARTICLE XIV Off-Street Parking and Loading

### Section 1. OFF-STREET PARKING.

- 1.001 PROVISIONS OF OFF-STREET PARKING. In all districts, off-street accessory parking, in the open or in a garage, shall be provided in connection with the uses set forth hereinafter and to the extent indicated therewith, in addition to the required loading and unloading spaces required hereinafter. Off-street parking in all "R" Districts and in the "ON District shall be on the premises intended to be served; off-street parking in the "B" and "I" Districts shall be on the premises intended to be served or on adjoining or nearby property within one hundred (100) feet of any part of said premises and in the same or less restricted district.
- 1.002 DESIGN. All off-street parking spaces hereinafter required by the Ordinance, except those required for one- and two-family dwellings, shall be designed in accordance with one of the formulae set forth in the Off-Street Parking Chart, (Appendix B) which chart is attached hereto and made a part hereof.
- 1.003 DEVELOPMENT STANDARDS. Off-street accessory parking-areas shall be of usable shape and shall be improved with a durable and dustless surface and so graded and drained as to dispose of all surface water accumulation within the area. Any lighting used to illuminate such parking areas shall be so arranged as to project the light away from adjoining premises in any "R" District.
- 1.004 NUMBER OF OFF-STREET PARKING SPACES REQUIRED. Off-street parking spaces shall be provided in accordance with the specific Parking classes as hereinafter set forth. Parking spaces for accessory uses not specifically enumerated within a parking class shall be assumed to be included in the principal (permitted or special) use requirement, If for any reason, the classification of any use, for the purpose of determining the amount of off - street parking, or the number of spaces to be provided by such use is not readily determinable hereunder, the parking class of such use shall be fixed by the Zoning Officer.

#### Parking – Class/Uses/Permitted or Special – Required Spaces

1. Dwelling, single-family - 2 for each dwelling of which at least 1 shall be located behind the front yard building line.
2. Dwelling, two family/multiple-family - 1.5 for each dwelling unit.
3. Hotel/Motel - 1 for each rental unit.
4. Convalescent or rest home, nursing home, and sanitarium Convent, monastery and nunnery, Home for the aged, Institution for the care and residence of children and adults. Parsonage, rectory or Parish house. Religious retreat - 1 for each 1000 sq. ft. of gross floor area
5. Aquarium, Historic site, Hospital, Library, museum or art gallery, public Philanthropic and Charitable institutions. Nursery school or child care center - 2 for each 1000 sq. ft. of gross floor area.
6. Animal hospital and veterinarian, Animal kennels, Art studio, Bank, savings and loan association, Blueprinting, Business machine sales and service, Bus terminal, Catering service, Civil defense, fire and police stations, Clinic for: doctor, dentist, osteopath, podiatrist, chiropractor, chiropodist, optometrist or similar profession,

Clothing and costume rental, Club or lodge, private; operated for the benefit of members and not for gain, Custom dressmaking and tailor shop, Diaper service, Dry cleaning plant employing not more than six (6) persons, Financial institutions and uses, Frozen food locker plants, including sales of frozen foods, Government administration buildings without garages or shops, Interior decorator, Laboratory, medical dental or optical, Laboratory, research and testing. Labor union offices and lodges, Lithographing, Massage salon, Medical and dental office, Office, business and professional, Office machines, sales and service, Photostating, Physical culture and health services, Post office, Recording studio, Recreational and community centers, Repair of shoes, clothing and hats, School, music, dance and vocal, Small animal grooming establishments, Telephone exchange and equipment building, Ticket agency, Travel agency - 4 for each 1000 sq. ft. of gross floor area.

7. Bowling alley, Dormitory, Fish market, Fraternity house, Furniture store, Furrier, Hearing aid store, Leather goods and luggage store, Lodging house, Orthopedic and medical appliance sales and service, Photography studio, Picture framing, Rooming house, Rummage shop, Sorority house - 5 for each 1000 sq. ft. of gross floor area.
8. Antique store, Apparel store, Art and school supply store, Art store, retail, Auto accessory store, Bakery, retail, Barber shop, Beauty shop, Book and stationary store, Bus depot, Camera and photographic supply store, Candy, nut and confectionery store, Carpet and floor covering store, China and glassware store, Clothes pressing, Coin store, Dairy products store, Delicatessen, Department store, Dry cleaning and laundry receiving station, Dry goods store, Drug store, Electrical and household appliance store, Employment agency, Florist, Funeral parlor, Garden supply, tool and seed store, Gift store, Grocery or food store, Haberdasheries, Hand laundry, Hardware store, Hobby shop, Home furnishings store, Household appliance store, Ice cream store, Jewelry store, Laundry, self-service, Liquor store, Meat store, Millinery shop, Musical instruments sales and service. Newspaper distribution, Paint, glass and wallpaper store, Pawn store, Pet shop, Phonograph, record and music store, Repair, rental and servicing of any item, the retail sale of which is permitted in the "B-1" or "B-2" Districts, Sewing machine sales and service, Shoe store, Shopping centers, Sporting goods store, Tobacco store, Toy store, Video rental store - 6 for each 1000 sq. ft. of gross floor area.
9. Auction room, Auto service station, Convention or exhibition hall, Meeting hall, Restaurants: carry-out type where no food is consumed on the premises, Restaurants: family dining type where all food is consumed within an enclosed structure, Taverns, Skating rink - 6 for each 1000 sq. ft. of gross floor area.
10. Drive-in type restaurants where:
  - a. food is consumed on the premises, but not within a completely enclosed building; or
  - b. food is served directly to customers in parked motor vehicles.Theaters (indoor). - 30 for each 1000 sq. ft. of gross floor area.
11. Boarding school, elementary and secondary, Dry cleaning plant, Elementary school, Exterminator. Junior high school, Machinery sales and service, Machinery sales, no repair or service, Mail order house, Microwave relay towers, Radar installations and towers, Radio and television stations and towers, Taxidermist - 1 for each employee.

12. Greenhouses and nurseries, retail, Golf driving ranges, - 1 for each 1000 sq. ft. of gross floor area, plus 1 for each 2000 sq. ft. of gross land area.
13. Golf courses, public and private, Pitch and putt golf courses, Par "3" golf courses. - 100 for each 9 holes (regular golf) or 40 for each 9 holes (Par"3" and others).
14. Zoos or zoological gardens, commercial camping grounds Outdoor rifle range, trap or skeet shooting range - 1 for each 2000 sq. ft. of gross land area.
15. Athletic field, Botanical gardens, Forest preserves, Grounds of recreational clubs, noncommercial, Public parks and playgrounds, Public swimming pool, Tennis courts and clubs - 1 for each 5000 sq. ft. of gross land area; or 1 for each 75 sq. ft. of water area when a public swimming pool is an isolated use.
16. Auto laundry (mechanical) Auto laundry (self-service) - 1 for each employee plus 1 for each manager/owner plus parking spaces equal to five (5) times the maximum capacity of the auto washing unit.
17. Commercial or trade school, Business school, Business machine school, Computer technology school - 1 for each two (2) students based on design capacity.
18. Senior high school - 1 for each employee plus 1 for each six (6) students based on design capacity.
19. Churches, chapels, temples, and synagogues, Commercial stadiums. - 1 for each four (4) Seats in the main auditorium or arena.
20. Colleges, junior colleges and universities - 1 for each four (4) students based on design capacity.
21. Garages for the storage, servicing and repair of motor vehicles including body repair, painting, and engine rebuilding. Model garage display and sales. Motorcycle, bicycle and other outdoor recreational vehicle sales, rental and service. Motor vehicles sales and service. Trailer, boat, and camper or camper trailer sales, rental and service - 5 for each 1000 sq. ft. of gross floor area, plus 1 for each 2000 sq. ft. of gross land area.
22. Production or processing, Fuel and ice plants, Printing and publishing, Gas regulator stations, Laundry, Bakery, Electric substations - 2 for each three (3) employees.
23. Amusement parks and establishments, Billiard and pool halls, Indoor amusement, including indoor archery, rifle range and shooting gallery, Miniature golf - 3 for each 1000 sq. ft. of gross Floor area, plus 3 for each 1000 sq. ft. of gross land area.
24. Air-conditioning and heating contractor, Building materials and products sales and storage, Contractors and construction yards and offices, Electrical showrooms and shops, engineers and architects offices and yards, Greenhouses, wholesale, Linen supply, Plumbing showroom and shops.
25. Cemeteries, columbarium's, crematories and mausoleums, Heliports, public and private, Public stable, Riding academy - Spaces as required by the Zoning Officer after review by the Planning Commission.
26. Drive-in banking facility- Reservoir space sufficient to accommodate a number of

automobiles equal to five (5) times the number of teller windows.

- 1.005 TRUCKS, MOBILE HOMES & RECREATIONAL VEHICLES. Trucks, mobile homes and recreational vehicles shall not be parked or stored on any lot occupied by a dwelling or any lot in any "R" District except in accordance with the following provisions:
- a. TRUCKS. No truck exceeding one and one-half (1 1/2) tons capacity shall be parked or stored in any "R" District for longer than forty-eight (48) hours.
  - b. MOBILE HOMES. A mobile home shall be parked or stored only in a mobile home park or mobile home sales area. A mobile home shall not be occupied either temporarily or permanently while it is parked or stored in any area within the incorporated limits except in a mobile home park authorized by the proper authorities of the Village and/or the State of Illinois.
  - c. RECREATIONAL, VEHICLES Only two motor home, camping trailer, travel trailer, or boats, or any combination thereof, per single family residential unit, may be parked or stored on residential premises unless parked or stored in an enclosed garage. Each motor home, camping trailer, or boat must be parked or stored behind the front building set back line, if the item being parked or stored is located on the premises for a period of more than seven (7) days in any continuous thirty (30) day period. Additionally, no motor home, camping trailer, travel trailer, or boat which exceeds forty (40) feet in length or eight (8) feet in width, may be parked or stored in an "R" District for more than seven (7) days in any continuous thirty (30) day period, regardless of location on the premises. In addition, no motor home, camping trailer, or travel trailer, shall be occupied more than seven (7) days for living purposes, either temporarily or permanently, while it is parked or stored in any area within the Village, except within a mobile home park duly licensed by the Village and/or the State of Illinois.

## **Section 2. OFF-STREET LOADING SPACE REQUIREMENTS.**

### **2.001 GENERAL REQUIREMENTS.**

- a. LOCATION. All required loading berths shall be located on the same zoning lot as the use served. All motor vehicle loading berths which abut a residence district or an intervening alley separating a residence district from a business district shall be completely screened therefrom by building walls, a uniformly-painted solid fence, wall or door, or any combination thereof, not less than eight (8) feet in height. No permitted or required loading berth shall be located within thirty (30) feet of the nearest point of intersection of any two (2) streets. No loading berth shall be located in a required front or side yard, and any loading berth located in a required rear yard shall be open to the sky.
- b. SIZE. Unless otherwise specified, a required off-street loading berth shall be at least twelve (12) feet in width by at least thirty (30) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet.
- c. ACCESS. Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner

which will least interfere with traffic movement, and shall be subject to approval by the Administrative Officer.

- d. SURFACING. All open off-street loading berths shall be surfaced with a dustless all-weather material capable of bearing a load of two hundred (200) pounds per square foot.
- e. REPAIR AND SERVICE. No motor vehicle repair work or service of any Kind Shall be permitted in conjunction with loading facilities.
- f. UTILIZATION. Space allocated to any off-street loading shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- g. CENTRAL LOADING. Central loading facilities may be substituted for loading berths on the individual zoning lots provided the following conditions are fulfilled:
  - (1) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at grade.
  - (2) Total berths provided shall meet the requirements based on the sum of the several types of uses served. (Area of types of uses may be totaled before computing number of loading berths.)
  - (3) No zoning lot served shall be more than five hundred (500) feet removed from the central loading area.
  - (4) A tunnel or-ramp connecting the central loading area with the zoning lot served shall be not less than seven (7) feet in width and have a vertical clearance of not less than seven (7) feet.
- h. MINIMUM FACILITIES. Uses for which off-street loading facilities are required herein but which are located in buildings of less floor area than the minimum prescribed for such required facilities shall be provided with adequate receiving facilities, accessible by motor vehicle from any adjacent alley, service drive or open space on the same zoning lot.

#### 2.002 Specific Requirements.

- a. Residence Districts. Off-street loading facilities accessory to uses allowed in the several Residence Districts shall be provided in accordance with the following minimum requirements.
  - (1) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 100,000 sq. ft. of gross floor area, plus one (1) additional loading berth for each additional 100,000 sq. ft. of gross floor area or fraction thereof., Each such loading berth for buildings in excess of 20,000 sq. ft. in gross floor area shall be not less than twelve (12) feet in width by fifty -five (55) feet in length.

- (a) Airports and commercial heliports.
  - (b) Health and medical institutions.
- (2) For the uses listed hereunder,, one (1) loading berth shall be provided for buildings containing 10,000 to 200,000 sq. ft. of gross floor area, plus one (1) additional loading berth for each additional 200,000 sq. ft. of gross floor area or fraction thereof.
- (a) Educational and cultural institutions.
  - (b) Philanthropic and charitable institutions.
  - (c) Religious institutions.
- (3) Planned developments, residential. Loading berths shall be provided on the basis of the required berths for each individual use.
- (4) Recreational and social facilities. For buildings containing 10,000 to 100,000 sq. ft. of gross floor area, one (1) loading berth shall be provided. For each additional 100,000 sq. ft. of gross floor area up to 500,000 sq. ft., one (1) additional loading berth shall be provided for each additional 500,000 sq. ft. of gross floor area or fraction thereof in excess of 500,000 sq. ft.
- (5) For all other nonresidential uses, loading facilities shall be provided in accordance with the following requirements:
- (a) For buildings containing less than 10,000 sq. ft. of gross floor area, there shall be provided on the same zoning lot adequate receiving facilities, accessible by motor vehicle, off any adjacent alley, service drive, or open space.
  - (b) For buildings containing 10,000 to 100,000 sq. ft. of gross floor area, one (1) off-street loading berth shall be provided.
  - (c) For buildings containing over 100,000 sq. ft. of gross floor area, there shall be provided one (1) loading berth for each 100,000 sq. ft. of gross floor area or fraction thereof.
- (6) Multiple-family dwellings and rooming houses. For buildings containing 20,000 to 200,000 sq. ft. of gross floor area, one (1) off-street loading berth shall be provided, plus one (1) additional loading berth for each additional 200,000 sq. ft. of gross floor area or fraction thereof.
- b. Office and Business Districts. Off-street loading spaces accessory to uses allowed in the several Office and Business .Districts shall be provided in accordance with the following minimum requirements.
- (1) Any use listed in a 'Residence District that is also permitted in any of the several Office or Business Districts

shall provide loading spaces as established for that use in the preceding section for Residence Districts.

- (2) Offices or business establishments containing less than 7,000 sq. ft. of gross floor area shall be provided with adequate facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot.
- (3) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 7,000 to 40,000 sq. ft. of gross floor area. For buildings containing 40,000 to 100,000 sq. ft. of gross floor area two (2) additional loading berths shall be provided, One additional berth shall be provided for each additional 100,000 sq. ft. of gross floor area or fraction thereof, Each such loading berth for buildings in excess of 10,000 sq. ft. of gross floor area shall be not less than twelve (12) feet in width and fifty-five (55) feet in length.
  - (a) Mail order houses.
  - (b) Printing and publishing.
  - (c) Restricted production and repair.
  - (d) Warehousing, storage and wholesale establishments.
- (4) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 100,000 sq. ft. of gross floor area. For each additional 100,000 sq. ft. of gross floor area up to 500,000 sq. ft., one (1) additional loading berth shall be provided, plus one (1) additional loading berth for each additional 500 000 sq. ft. of gross floor area or fraction thereof in excess of 500,000 sq. ft.
  - (a) Banks and financial institutions.
  - (b) Medical and dental clinics.
  - (c) Offices, business and professional,
  - (d) Recreational buildings and community centers, non-commercial,
- (5) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 150,000 sq. ft. of gross floor area, plus one (1) additional loading berth for each additional 150,000 sq. ft. of gross floor area or fraction thereof, Each such loading berth for buildings in excess of 20,000 sq. ft. of gross floor area shall be not less than twelve (12) feet in width by fifty -five (55) feet in length.
  - (a) Clubs and lodges (not-for-profit), containing retail shops, convention halls, auditoriums, exhibition halls or business or professional offices (other than accessory office uses).
  - (b) Convention halls.
  - (c.) Exhibition halls.
  - (d) Radio and television stations and studios.

- (e) Recording studios.
  - (f) Hotels and motels, containing retail shops, convention halls, auditoriums, exhibition halls or business or professional offices.
- (6) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 200,000 sq. ft. of gross floor area, plus one (1) additional loading berth for each additional 200,000 sq. ft. of gross floor area or fraction thereof.
- (a) Clubs and lodges (not-for-profit), containing no retail shops, convention halls, auditoriums, exhibition halls or business or professional offices (other than accessory).
  - (b) Hotels and motels, containing no retail shops, convention halls, auditoriums, exhibition halls or business or professional offices (other than accessory).
  - (c) Meeting halls
  - (d) Schools, music, dance, business and trade.
  - (e) Theaters, indoor.
- (7) Amusement establishments, bowling alleys, swimming pools and skating rinks. For buildings containing 10,000 to 100,000 sq. ft. of gross floor area, one (1) loading berth shall be provided, plus one (1) additional loading berth for each additional 100,000 sq. ft. of gross floor area or fraction thereof.
- (8) Parking lots and garages. There shall be no requirement for off-street loading.
- (9) Stadiums, auditoriums and arenas. For buildings containing 10,000 to 100,000 sq. ft. of gross floor area one (1) loading berth shall be provided, plus one (1) additional loading berth for each additional 100,000 sq. ft. of gross floor area or fraction thereof. Each such loading berth for buildings in excess of 20,000 sq. ft. of gross floor area shall be not less than twelve (12) feet in width by fifty five (55) feet in length.
- (10) Undertaking establishments and funeral parlors. For buildings containing 7,000 to 100,000 sq. ft. of gross floor area, one (1) loading berth shall be provided, plus one (1) additional loading berth for each additional 100,000 sq. ft. of gross floor area or fraction thereof.
- (11) For all other uses, loading facilities shall be provided in accordance with the following schedule:

Gross Floor Area of Establishments	Required Number and Size of Berths
7,000 to 19,999	1 - 12 ft. X 30 ft.
20,000 to 34,999	2 - 12 ft. X 30 ft. ea.



35,000 to 59,999	2 - 12 ft. X 55	ft. ea.
60,000 to 100,000	3 - 12 ft. X 55	ft. ea.

For each additional 200,000 sq. ft. of gross floor area or fraction thereof over 100,000 sq. ft. of gross floor area, one (1) additional loading berth shall be provided. Such additional berth will be at least twelve (12) feet in width by fifty-five (55) feet in length.

## **ARTICLE XV            Nonconforming Buildings, Structures and Uses of Land**

### **Section 1.    NONCONFORMING BUILDINGS AND STRUCTURES.**

- 1.001    GENERAL. A nonconforming building or structure existing at the time of the adoption of the Ordinance may be continued, maintained and repaired, except as otherwise provided in this Article. Nothing in the Ordinance shall prevent the strengthening or restoring to a safe condition any part of any building or structure declared unsafe by the Building Inspector.
- 1.002    ALTERATION OR ENLARGEMENT OF BUILDINGS AND STRUCTURES. A nonconforming building or structure shall not be added to or enlarged in any manner unless such building or structure, including additions and enlargements, is made to conform to all of the regulations of the District in which it is located; provided, however, that if a building or structure is conforming as to use, but nonconforming as to yards, height or off-street parking space, such building or structure may be enlarged or added to provided that the enlargement or addition complies with the yard, height and off-street parking space requirements of the District in which such building or structure is located. No nonconforming building or structure shall be moved in whole or in part to another location on the lot unless every portion of such building or structure is made to conform to all of the regulations of the District in which-it is located.
- 1.003    BUILDING VACANCY. A building or structure or portion thereof, which is nonconforming as to use, which is or hereafter becomes vacant and remains unoccupied for a continuous period of one (1) year shall not thereafter be occupied except by a use which conforms to the use regulations of the District in which it is located.
- 1.004    DESTRUCTION OF NONCONFORMING BUILDINGS AND STRUCTURES. Any nonconforming building or structure which has been damaged by fire, flood, explosion, earthquake, war, riot or other act of God, may be reconstructed and used as before if it be done within twelve (12), months of such calamity, Unless damaged more than sixty (60) percent of its fair market value, as determined by the Board of Appeals, at the time of such damage, in which case reconstruction shall be in accordance with the provisions of the Ordinance.
- 1.005    CHANGE IN USE. A nonconforming use of a conforming building or structure shall not be expanded or extended into any other portion of such conforming building or structure, nor shall it be changed except to a conforming use. If such a nonconforming use, or a portion thereof,, is discontinued or changed to a conforming use, any future use of such building, structure, or portion thereof, shall be in conformity with the regulations of the District in which such building or structure is located. A vacant or partially vacant conforming building or structure may be occupied by a use for which the building or structure was designed or intended if occupied within-a period of one (1) year after the effective date of the Ordinance, but otherwise it shall be used in conformity with the regulations of the District in which it is located.

The use of a nonconforming building or structure may be changed to a use of the same or a more restricted district classification; but where the use of a nonconforming building or structure is changed to a use of a more restricted district classification it thereafter shall not be changed to a use of a less restricted district

classification; provided, however, that a building or structure which was nonconforming as to use at the time of adoption of the Ordinance, may continue to be used as previously.

**Section 2. NONCONFORMING USES OF LAND.**

A nonconforming use of land, where the aggregate value of all permanent buildings or structures is less than five hundred (500) dollars, existing at the time of adoption of the Ordinance of 1974 shall not be permitted and must be changed immediately to a conforming use.

## **ARTICLE XVI Additional Requirements, Exceptions and Modifications**

### **Section 1. GENERAL.**

The requirements and regulations specified elsewhere in the Ordinance shall be subject to the additional requirements, exceptions, modifications and interpretations contained in this Article.

### **Section 2. HEIGHT LIMITS.**

Height limitations stipulated elsewhere in the Ordinance shall not apply in the following situations.

- 2.001 To barns, silos or other farm buildings or structures on farms, provided these are not less than fifty (50) feet from every lot line; to antennas, church spires, belfries, cupolas and domes, masts, and aerials; to parapet walls extending not more than four (4) feet above the limiting height of the building. However, if, in the opinion of the Zoning Officer, such structure would adversely affect adjoining or adjacent properties, such greater height shall not be authorized except by the Board of Appeals,
- 2.002 To bulkheads, conveyors, derricks, elevator penthouses, water tanks, monitors and scenery lofts; to monuments, fire towers, hose towers, cooling towers, grain elevators., or other structures, where the manufacturing process requires a greater height. Where a permitted use requires greater heights than specified, such may be authorized by the Board of Appeals.

### **Section 3. FRONT YARD EXCEPTIONS AND MODIFICATIONS.**

- 3.001 Front yard requirements do not apply to the following: bay windows or balconies occupying in the aggregate not more than one-third (1/3) of the front wall, provided that these projections come entirely within planes drawn from both main corners of the front wall, making an interior angle of twenty-two and one-half (22 1/2) degrees in the horizontal plane with the front wall; or chimneys, flues, belt courses, downspouts, sills, pilaster, uncovered porches; trees or plantings or similar features not over three (3) feet higher than the average finished grade and five (5) feet distant from every lot line.
- 3.002 In any district where the average depth of two (2) or more existing front yards on lots within one hundred (100) feet of the lot in question and within the same block front is less than the least front yard depth prescribed, front yards may be varied. The depth of the front yard on such lot shall not be less than the average depth of said existing front yards or the average depth of the two (2) lots immediately adjoining or, in the case of a corner lot, the depth of the front yard on the lot immediately adjoining; provided, however, that the depth of a front yard on a lot in any "R" District shall be at least ten (10) feet.
- 3.003 Fences may be erected between the building line and the front lot line to a height not exceeding forty-eight (48) inches, except that no such fence shall be erected within thirty (30) feet of a street intersection from the front lot line to the building line, except that no such fence shall be erected within thirty (30) feet of a street intersection.

### **Section 4. SIDE YARD EXCEPTIONS AND MODIFICATIONS.**

- 4.001 Along any district boundary line, any abutting side yard on a lot in the less restricted district shall have a minimum required width equal to that required in the more restrictive district.
- 4.002 On a corner lot the minimum required width of a side yard abutting a street shall be equal to the required front yard depth of such corner lot. No part of any accessory building shall be nearer a side lot line abutting a street than the minimum required depth on any front yard required along such street.
- 4.003 The following projections or structures may be permitted in side yards:
- a. Accessory buildings or structures subject to the provisions contained elsewhere in the Ordinance.
  - b. Fences, planting or walls not over six (6) feet above the average natural grade.
  - c. Fire escapes, three (3) feet or more from the side lot line. Bays and balconies not extending more than three (3) feet from the building, provided these projections are entirely within planes drawn from both main corners of the side wall, making an interior angle of twenty-two and one-half (22 1/2) degrees in the horizontal plane with the side wall, The sum of the lengths of such projection shall not exceed one-third (1/3) of the length of the wall of the principal building.
  - d. Chimneys, flues, belt courses, downspouts, sills, pilasters, and lintels, ornamental features, cornices, gutters and the like into or over a required side yard not more than one and one-half (1 1/2) feet.
  - e. Terraces, steps, uncovered, porches, stoops or similar features, not higher than the elevation of the ground story of the building and at least three (3) feet distant from a side lot line.

**Section 5. REAR YARD EXCEPTIONS AND MODIFICATIONS.**

The following projections or structures may be permitted in rear yards:

- 5.001 Accessory buildings or structures subject to the provisions contained elsewhere in the Ordinance.
- 5.002 Fences, or walls, not over six (6) feet above the average natural grade.
- 5.003 Fire escapes, not more than six (6) feet wide, bays and balconies not more than three (3) feet wide, provided these projections are entirely within planes drawn from both main corners of the rear wall, making an interior angle of twenty-two and one-half (22 1/2) degrees in the horizontal plane with the rear wall. The sum of the lengths of such projections shall not exceed one-half (1/2) of the width of the rear wall,
- 5.004 Chimneys, flues, belt courses, downspouts, sills, pilasters, lintels, ornamental features, cornices, eaves, and the like, into or over a required rear yard not more than one and one-half (1 1/2) feet.
- 5.005 Terraces, steps, uncovered porches, or similar features extending not more than ten (10) feet into a required rear yard, but not closer than six (6) feet to an alley or ten (10) feet to a rear lot line, if there is no alley.