

ARTICLE XIV

SUPPLEMENTARY DISTRICT REGULATIONS

SECTION 3. YARD REGULATIONS AND EXCEPTIONS.

1. Front Yards. The front yards established by the district regulations, shall be adjusted in the following cases:
 - a. Where there is no recorded front building setback line established by platting and all of the structures on one (1) side of a block are set back greater than required by the district regulations, a new or enlarged structure may set in line with the structure closest to the street.
 - b. Where there is no recorded front building setback line established by platting and fifty (50%) percent or more of the structures on one (1) side of a block are set back less than required by the district regulations a new or enlarged structure may be placed in line with adjacent structures, but not closer to the front property line than fifteen (15) feet in a residential zone nor closer than ten (10) feet in a commercial or industrial zone.
2. Accessory Buildings and Structures.
 - a. Detached accessory buildings or structures must be located behind the front building line and may be located no closer than ten (10) feet from the principal building except for unenclosed carports and porches; three (3) feet from side or rear lot line, except if the structure has a vehicular entrance directly from an alley such accessory building; or structure shall set back no less than ten (10) feet from the property line adjacent to the alley.
 - b. Existing accessory buildings or structures which do not meet minimum setbacks may be rebuilt, reconstructed or enlarged, providing they do not further decrease the existing setbacks.
 - c. General Limitations Upon Accessory Uses:
 1. An accessory use shall be located upon the same lot or tract with a principal use, unless otherwise set forth.
 2. An accessory use shall be subordinate to the principal use and shall be a use or activity, which is customarily incidental to the principal use.

3. An accessory use shall not materially or substantially change or alter the character of activity of the principal use it serves.
3. **Structural Projections**. Every part of a required yard shall be open to the sky, unobstructed, except for accessory buildings or structures, and except for:
 - a. **Property Fronting On Designed Major Streets**. Building setback lines are hereby established for all arterial and collector streets, as shown on the approved major street plan. The setback lines as established in this section shall be held to the minimum for the purpose of promoting the public health, safety, morals, order, convenience and economy in the process of development and shall conform with the following requirements:
 - (1) **Arterial Streets**. No building or structure which fronts or sides on an arterial street shall be located nearer to the centerline of the arterial street than the sum of the required front yard (in feet) plus fifty (50) feet. 2) **Collector Streets**: No building or structure which fronts or sides on a collector street shall be located nearer to the centerline of the collector street than the sum of the requested front yard (in feet) plus forty (40) feet.
 - b. In any district, the ordinary projection of skylights, parapets, window sills, belt courses, cornices, chimneys and chimney foundations, buttresses, eaves, and other architectural ornamental features may extend not more than four feet into any required front or rear yard; however, no similar projection will be allowed in side yard setback. In addition, steps to the principal entrance, walks, fences, walls, patch railings, landscape or garden ornaments shall be permitted subject to any other controls affecting such features. Also fire escapes may extend into such required yard dimension. (Roofed or screened decks having a height greater than 2 feet above the grade of the abutting property at the nearest lot line, porches and balconies shall be considered as part of the structure and shall not be permitted to extend into the required yard area.)