

1303.3 A detached accessory building not over one (1) story and not exceeding a sidewall height of twelve (12) feet from ground level shall occupy a side or rear yard, providing further that no detached accessory building shall be placed nearer than six (6) feet from any side or rear lot line.

(Ord. 512 – Nov. 04 Supp.)

Subdivision 1304. Height Regulations.

1304.1 Where the average slope of a lot is greater than one (1) foot rise or fall in seven (7) feet of horizontal distance from the established street elevation at the property line, one story in addition to the number permitted in the district in which the lot is situated shall be permitted on the downhill side of any building.

1304.2 Height limitations set forth elsewhere in this Ordinance may be increased by one hundred (100) per cent when applied to the following: chimneys, cooling towers, elevator bulkheads, fire towers, monuments, water towers, stacks, storage lofts, tanks, ornamental towers and spires, wireless towers, or necessary mechanical appurtenances usually required to be placed above the roof level and not intended for human occupancy.

Subdivision 1305. Yard Regulations.

The following requirements qualify or supplement, as the case may be, the district regulations appearing elsewhere in this Ordinance. Measurements shall be taken from the nearest points of the wall of a building to the lot line in question, subject to the following qualifications:

1305.1 Every part of a required yard or court shall be open from its lowest point to the sky, unobstructed except for the ordinary projection of window wells above the bottom of such yard or court and except for the projections of sill belt courses, cornices, and ornamental features not to exceed four (4) feet six (6) inches.

1305.2 Open or lattice enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers may extend into a required front or rear yard a distance not to exceed four (4) feet six (6) inches.

1305.3 A yard, court, or other open space provided about any building for the purpose of complying with the provisions of this Ordinance shall not again be used as a yard, court, or other open space for another building.

1305.4 The setback requirements shall be observed on each street side of a corner lot; provided, however, that the buildable width of a lot shall not be reduced to less than thirty (30) feet.

1305.5 A total setback requirement of three hundred (300) feet shall be mandatory for all land uses handling highly explosive or inflammable materials in quantity