

ARTICLE 19 GENERAL EXCEPTIONS

SECTION 19.00 ESSENTIAL SERVICES

Essential services shall be permitted as authorized and regulated by law and other Ordinances of the Township it being the intention hereof to exempt such essential services from the application of this Ordinance; provided, however, that the installation, erection, placement, and construction of transmission systems shall be subject to the review and approval of the Planning Commission after submission of a site plan.

SECTION 19.01 VOTING PLACE

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.

SECTION 19.02 HEIGHT LIMIT

The height limitations contained within the Schedule of Regulations of this Ordinance shall not apply to farm buildings, church spires, cupolas, belfries, flag poles, public monuments, water towers, ventilators, chimneys or other appurtenances required to be placed above the roof level and not intended for human occupancy. This provision is not intended to permit certain building elements which are non-functional or non-structural and typically take the form of a tower or similar monolithic element of greater height than the principal building elements whose only purpose is to attract attention. Such elements may be determined by the Planning Commission to be out of character with the nature of the past, present and desirable future development within Clyde Township.

SECTION 19.03 LOTS ADJOINING ALLEYS

In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this Ordinance, one-half (1/2) the width of such alley abutting the lot shall be considered as part of such lot.

SECTION 19.04 YARD REGULATIONS

When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape, topography or due to architectural or site arrangement, such regulations may be modified or determined by the Zoning Board of Appeals.

SECTION 19.05 PORCHES AND TERRACES

An open, unenclosed, and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies.

Attached or unattached decks, terraces, patios and porches without a roof or other form of solid enclosure with a maximum height of three (3) feet measured at the mean finished grade, excluding an open railing, may extend a maximum of fifteen (15) feet into the required rear yard. In no instance shall such deck be less than ten (10) feet from any property line. Decks that exceed three (3) feet in height measured at the mean finished grade must comply with the yard setback standards for principal buildings. Such decks shall require the review and approval of the Planning Commission to determine the extent of the impact on the surrounding neighborhood.

SECTION 19.06 PROJECTIONS INTO YARDS

Architectural features, such as, but not limited to, window sills, cornices, and bay windows not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than three (3) feet. Architectural features shall not include those details which are normally demountable such as a fabric awning.

SECTION 19.07 ACCESS THROUGH YARDS

For the purpose of this Ordinance, access drives may be placed in the required front or side yards so as to provide access to rear yards and/or accessory or attached structures. These drives shall not be considered as structural violations in front and side yards. Further, any walk, terrace or other pavement servicing a like function, and not in excess of nine (9) inches above the grade upon which placed, shall for the purpose of this Ordinance not be considered to be a structure, and shall be permitted in any required yard.

SECTION 19.08 LOTS HAVING LAKE OR RIVER FRONTAGE

Those residential lots and/or parcels having lake or river frontage and abutting a public thoroughfare shall maintain the yard on the lake or river side as an open yard, excepting that a covered and/or uncovered boat well shall be permitted after review and approval of plans by the Planning Commission. Accessory structures shall be permitted in the setback between the abutting road right-of-way and the main building providing the front yard setback required in Article 14.00 of this Ordinance is met.