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1. General

No building shall be erected or altered in any lot abutting a street, alley, public approved road, or public utility easement, or public approved easement.

2. Easements

When necessary for poles, electric lights, conduits, storm sewers and sanitary sewers, gas lines, water pipe lines, or other services, utility easements shall be reserved and shown on a recorded plat. Any use of these easements by the property owner shall be subject to the approval of the authority having jurisdiction.

3. Screening to Protect Residential Uses*

Whenever a highway or other commercial use, industrial use, other use not serving as a residence, or offstreet parking area use abuts on the side or rear of a residential lot in a residential use district, such use shall be screened from the abutting residential lot by walls and fences or other screening. Any open storage such as boxes, crates, trash piles, or building materials when not enclosed within the confines of a building shall be enclosed and hidden from public view by walls and fences or by other screening. Such walls or fences or other screening shall be designed in a manner acceptable to the LPA but shall not be required to be more than eight feet in height. Any such wall or fence or planting shall be set back to meet the front yard requirements for the use district in which it is located.

4. Obstruction to Vision at Street Intersections

No retaining wall, embankment, fence, shrubbery, sign, marquee, building, or other obstruction to vision whatsoever between the heights of three feet and 11 feet shall be permitted within the triangular area formed by the two intersecting right-of-way lines of any street or railroad and the diagonal line connecting points along the right-of-way lines 25 feet from said intersection.

5. Structures Excluded from Height Limitations

The height limits of these regulations shall not apply to a church, steeple, spire, belfry, cupola, dome, or ornamental tower not intended for human occupancy, monument, water tower, cooling tower, tank, stage tower or scenery loft, elevator bulkhead, widow's walk, chimney, smokestack, flag pole,

*Where abutting a residential use, height, design and materials used for screening are subject to approval of the Board of Adjustment.

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