

c. 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.

d. 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 15 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.

e. Structures Excluded from Height Limitations

The heights 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, mast or aerial, parapet wall not extended more than four feet above the roof line of the building, and necessary mechanical appurtenances.

f. Sign Standards *

All signs other than those advertising the property for sale, lease or other development shall be designed in conformance with the overall site plan and landscaping proposals for said areas and shall be subject to approval by the LPA.

Any business identification sign, when displayed or intended to be seen from the exterior of a building, shall pertain only to a use conducted within the building, shall not extend over any street line, and shall be located ten feet or more from a residential use district boundary line. No sign shall project above a roof line, nor protude more than 15 inches from the face of the building to which it is attached. No sign shall exceed one square foot in area for each front foot of the building displaying such sign, except that no such sign need be less than 35 square feet, nor shall it exceed 250 square feet in area. No billboards nor animated or flashing signs shall be permitted.

Name plates not exceeding one square foot in area, excluding illuminated signs of the flashing or animated type, shall be permitted as principal or incidental use signs and may indicate the name of the occupant or any permitted occupation.

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