

## ARTICLE 4. GENERAL EXCEPTIONS

### SECTION 400. 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.

### SECTION 401. VOTING PLACE

The provision 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 402. RESIDENTIAL YARD FENCES

Fences or walls in residential districts may be constructed within a required rear or side yard, e.g. along property line.

### SECTION 403. DRIVEWAYS

Driveways may be constructed within required front, side and rear yards.

### SECTION 404. AT-GRADE PATIOS

At-grade patios may be constructed within required side and rear yards.

### SECTION 405. HEIGHT LIMIT

The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, public monuments or wireless transmission towers provided, however, that the Board of Zoning Appeals may specify a height limit for any such structure when such structure requires authorization as a use permitted subject to special conditions of this Ordinance.

### SECTION 406. LOT AREA

Any lot which was of record at the time of the adoption of this Ordinance that does not meet the requirements of this Ordinance for lot width, depth, and area, may be utilized for permitted purposes, provided the available open space for yards, and other provisions of this ordinance are met.

### SECTION 407. LOTS ADJOINING ALLEYS

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

#### **SECTION 408. YARD REGULATION**

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

#### **SECTION 409. PORCHES AND TERRACES**

An unenclosed and uncovered porch (i.e., one which is not roofed over) or paved terrace may project into a required front or rear -yard for a distance not exceeding eight (8) feet.

#### **SECTION 410. PROJECTIONS INTO YARDS**

Architectural features such as, but not limited to: window sills, cornices, eaves, 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.

#### **SECTION 411. RAILROAD RIGHT-OF-WAY**

Railroad right-of-way shall be permitted in all use districts, provided that related industrial uses shall be permitted only when adjacent to an IR or IC Industrial District.

#### **SECTION 412. CARNIVALS, PUBLIC MEETING TENTS AND CIRCUSES**

Rock or pop festivals, carnivals, public meeting tents and circuses and the like may be given temporary permits for varying periods by the Township Board providing adequate traffic and parking provisions, and any other provisions as set forth by the Township Board, can be made for the use proposed.