

## CHAPTER 7

### EXCEPTIONS AND MODIFICATIONS

The requirements and regulations specified hereinbefore shall be subject to the following exceptions, modifications, and interpretations:

#### SECTION 7-1 EXISTING LOTS OF RECORD

1. Any lot or parcel of land in any district that was under separate ownership and of record on the date of adoption of these Regulations, or amendment thereof, where no adjoining undeveloped land fronting on the same street was under the same ownership on said date, may be used as a building site even though such lot or parcel fails to meet the minimum requirements for lot area, lot width, or both that are generally applicable to lots in the district. With respect to such lots, yard dimensions and other requirements not involving lot area or width shall be complied with, subject to Paragraphs 2 and 3.
2. On any such lot or parcel the side yard requirements of these Regulations shall not operate to reduce the net buildable width of such lot below 38 feet, provided however, that the application of this exception shall not be permitted to reduce:
  - A. Any interior side yard below 10 percent of the width of the lot, or
  - B. Any exterior side yard below 20 percent of the width of the lot or 8 feet, whichever is greater.
3. On any such lot or parcel no combination of the following requirements shall operate to reduce the net buildable depth of such lot below 70 feet:
  - A. Front and rear yard,
  - B. Front and/or rear building setback

provided, however, that the application of this exception shall not be permitted to reduce:

- C. Any front yard below 10 percent of the depth of the lot, or
- D. Any rear yard below 10 percent of the depth of the lot, or 10 feet, whichever is greater.

#### SECTION 7-2 FENCES, WALLS, AND HEDGES

Fence, walls and hedges may be located in required yards as follows:

1.
  - A. In areas of required rear yards, not exceeding eight (8) feet.
  - B. In areas of required side yards, not exceeding six (6) feet.
  - C. In areas of required front yard, not exceeding four (4) feet, except in areas of vision triangles.

2. On any corner lot, no fence, wall, hedge or other structure or planting more than three feet in height above curb level shall be erected, placed, or maintained within the triangular area formed by the intersection street lines and a straight line joining said street lines at points whose distance from the point of intersection is twenty-five (25) feet.

#### SECTION 7-3 PLANTING IN PARKWAYS

No hedge, tree, shrub, or other growth shall be planted in the area between the street curb and the front property line, said area being known as the “parkway”, when such planting would create a traffic hazard by obstructing the view or when such planting would obstruct or hinder future development or use of said parkway.

#### SECTION 7-4 OBSTRUCTIONS AROUND FIRE HYDRANTS

No person shall place or cause to be placed upon or about any fire hydrant any rubbish, plants, building material, fence, or other obstruction of any character whatsoever, nor shall any person fasten to a fire hydrant any guy rope, cable, or brace, nor park any vehicle nearer than fifteen (15) feet to a fire hydrant.