

SEC. 13-1-13 HEIGHTS AND AREA EXCEPTIONS.

- (a) **Height.** The district height limitations stipulated elsewhere in this Chapter may be exceeded, but such modification shall be in accord with the following:
- (1) Architectural projections, such as spires, belfries, parapet walls, cupolas, domes, flues and chimneys are exempt from the height limitations of this Chapter.
 - (2) Special structures, such as elevator penthouses, gas tanks, grain elevators, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, smoke stacks and flag poles are exempt from the height limitations of this Chapter.
 - (3) Essential services, utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this Chapter.
 - (4) Communication structures, such as radio and television transmission and relay towers, aerials and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line.
 - (5) Agricultural structures, such as barns, silos and windmills, shall not exceed in height twice their distance from the nearest lot line.
 - (6) Public or semi-public facilities, such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices and stations, may be erected to a height of sixty (60) feet, provided all required yards are increased not less than one (1) foot for each foot the structure exceeds the district's maximum height requirement.
- (b) **Yards.** The yard requirements stipulated elsewhere in this Chapter may be modified as follows:
- (1) Uncovered stairs, landings and fire escapes may project into any yard but not to exceed six (6) feet and not closer than three (3) feet to any lot line.
 - (2) Architectural projections, such as chimneys, flues, sills, eaves, belt courses and ornaments, may project into any required yard; but such projection shall not exceed two (2) feet.
 - (3) Essential services, utility electric power and communication transmission lines are exempt from the yard and distance requirements of this Chapter.
 - (4) Landscaping and vegetation are exempt from the yard requirements of this Chapter, with the exception that any landscaping or vegetation shall be subject to the restrictions in Section 13-1-90.
 - (5) Required street yards may be decreased to the average of the existing street yards of the abutting structures on each side.
 - (6) Miscellaneous. The following shall not be considered to be encroachments on yard and setback requirements: posts, off-street open parking spaces, yard lights, flues, sills, pilasters, lintels, cornices, eaves, gutters, open terraces, awnings, open canopies, steps, flag poles, open fire escapes, sidewalks and fences meeting all requirements of this Chapter.