



## Footnotes to the Schedule of District Regulations

- A. Net Lot Area, as defined in Section 2.2, shall be used to determine compliance with Minimum Lot Area requirements.
- B. The minimal parcel area shall be at least one (1) acre when the parcel is not serviced by a centralized sanitary sewer system.
- C. The ratio of the lot depth to lot width shall not exceed the following:

Parcel Size	Maximum Lot Depth-to-Width Ratio
One (1) acre or less	2.5 to 1
1.01 - 10.0 acres	3.5 to 1
10.01 - 20 acres	4.5 to 1
> 20 acres	5.0 to 1

- D. Lot width shall be measured as defined in Section 2.2 to determine compliance with Minimum Lot Width requirements. A structure shall not be erected on a lot where the lot axis (used to determine lot width) falls outside of the boundaries of the lot.
- E. Permitted Yard Encroachments. Chimneys, fire escapes, balconies, bay windows, roofed porches and similar projections shall be considered integral parts of the building to which they are attached, and shall be subject to all yard and setback requirements. The items listed below may be permitted to encroach upon required yards, according to the standards provided for each, however all other applicable standards of this or any other ordinance shall remain in effect.
  - 1. Terraces, Patios. Terraces, patios, and similar accessory structures that are not attached to a principal or accessory building and are unroofed and without walls or other continuous enclosure may encroach upon required side or rear yards, but shall be no closer than five (5) feet from the side or rear lot line. Such structures may have open railings or fences not exceeding four (4) feet in height and may have non-continuous windbreaks or visual screens not exceeding six (6) feet in height. Such structures are not permitted to encroach into the required front yard.
  - 2. Unenclosed, Unroofed Porches. Unenclosed and unroofed porches and decks, that are attached to a principal or accessory building may encroach upon a required rear yard, but shall be no closer to the rear lot line than one-half ( $\frac{1}{2}$ ) the distance of the required rear yard setback. Such structures may have open railings or fences not exceeding four (4) feet in height and may have non-continuous windbreaks or visual screens not exceeding six (6) feet in height. Such structures are not permitted to encroach into the required front or side yards.
  - 3. Architectural Features. Eaves, gutters, sills, pilasters, cornices, belt courses, leaders, and similar architectural features may project into any required yard a maximum of twenty-four (24) inches.
  - 4. Residential Air Conditioning Equipment. Air conditioning equipment may encroach into required side or rear yards, but shall be no closer than five (5) feet

from the side or rear property line. Such structures are not permitted to encroach into the required front yard.

5. Encroachments Permitted in All Yards. Fences, landscaping, arbors, trellises, driveways and similar items may encroach upon any required yard.
- F. Building Height shall be measured in accordance with the definition for Building Height provided in Section 2.2.
- G. Exemptions from Building Height Regulations. The following structures and appurtenances shall be exempt from the height regulations of this ordinance: cupolas, spires, belfries, mechanical penthouses, and domes; chimneys, ventilators, skylights, water tanks, windmills, public utility transmission and distribution lines and related structures; radio and television broadcasting and receiving antennae; barns, agricultural wind energy conversion systems, silos, grain storage bins and associated equipment; parapets, and other appurtenances usually required to be placed above roof level and not intended for human occupancy. Where exemption from the height regulations of this ordinance for such structures and/or appurtenances is necessary to preserve the function of a particular, the height shall be no greater than that which is minimally necessary to accomplish the intended function. Wireless and/or cellular towers and/or facilities shall not be exempt from the height restrictions of this ordinance.
- H. Lot coverage shall be measured as the percentage of Net Lot Area covered by Building Area, as defined in Section 2.2.
- I. Minimum Front Yard Setback shall be measured from the Front Lot Line, as defined in Section 2.2.
- J. Corner lots shall maintain the Minimum Front Yard Setback from all lot lines fronting on a public or private road.
- K. The maximum height of barns shall be 50 feet, unless exempt from zoning requirements pursuant to Section 6.3.
- L. Detached accessory buildings (clubhouses, maintenance buildings, etc.) in the RM and MHC districts shall not exceed 25 feet in height.
- M. Interior side yards are not required, subject to any regulations of the Building Code and adequate access for parking, delivery, and emergency services.