

SECTION 8 MODIFICATIONS

8.1 Height

The district height limitations stipulated elsewhere in this Ordinance may be exceeded, but such modifications shall be in accord with the following:

- a. Architectural Projections such as spires, belfries, parapet walls, cupolas, domes, flues, and chimneys, are exempt from the height limitations of this Ordinance.
- b. Special Structures, such as elevator penthouses, gas tanks, grain elevators, scenery lofts, radio and television receiving antennas, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, and smoke stacks, are exempt from the height limitations of this Ordinance.
- c. Essential Services such as utilities, water towers, electric power, and communication transmission lines are exempt from the height limitations of this Ordinance.
- d. Communication Structures such as radio and television transmission and relay towers, aeriels, and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line.
- e. Agricultural Structures such as barns, silos, and windmills, shall not exceed in height twice their distance from the nearest lot line.
- f. 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 feet (60'), provided all required yards are increased not less than one foot (1') from each foot the structure exceeds the district's maximum height requirement.

8.2 Yards

The yard requirements stipulated elsewhere in this Ordinance may be modified as follows:

- a. Uncovered Stairs, landings, and fire escapes may project into any yard but not to exceed six feet (6') and not closer than three feet (3') to any lot line.
- b. 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 feet (2').
- c. Residential Fences are permitted on the property lines in residential districts, but shall not in any case exceed a height of six feet (6'), and shall not be closer than two feet (2') to any public right-of-way.
- d. Security Fences are permitted on the property lines in all districts, except residential districts, but shall not exceed ten feet (10') in height and shall be of an open type similar to woven wire or wrought iron fencing.
- e. Accessory Uses and detached accessory structures are permitted in the rear yard only except for decks and fences which are permitted in the side yard of a property as long as the minimum side yard building bulk limitation setback of the Zoning District in which the deck or fence is being constructed is met. Off-street parking is permitted in all yards of the B-2 and B-3 Business Districts, but shall not be closer than twenty-five feet (25') to any

public right-of-way.

- f. Essential Services, utilities, electric power, and communication transmission lines are exempt from the yard and distance requirements of this Ordinance. Landscaping and vegetation are exempt from the yard requirements of this Ordinance.
- g. Sidewalks, Driveway and Retaining Walls are permitted on the property lines in all districts.

8.3 Additions

Additions in the street yard of existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

8.4 Average Street Yards

The required street yards may be decreased in any residential or business districts to the average of the existing street yards of the abutting structures on each side, but in no case shall the street yard be less than fifteen feet (15') in any residential district and five feet (5') in any business district.

8.5 Special Setbacks

The setback requirements in each district shall be modified so as to provide that the minimum setbacks for any district shall be the greatest distance from the lot line as set forth in each district or:

- a. All county and state highways a setback of seventy-five feet (75') from the center of the road or forty-two feet (42') from the lot line, whichever is greater.
- b. All town roads and highways on the official map of the City of Sheboygan or the Town of Sheboygan, a setback of sixty feet (60') from the center of the road or thirty feet (30') from the lot line, whichever is greater.
- c. Where the location of two (2) or more highways of different classifications are coincidental, the greater setback shall apply.
- d. Where easements exist for the purpose of access to other properties, setbacks shall be determined from the edge of easement and not the property line; on all other easements, setbacks shall be determined from the property line.

8.6 Corner Lot Setbacks

The setback requirements for each corner lot shall not be less than thirty feet (30') from each existing or planned street right-of-way line unless greater restrictions apply.

8.7 Street Grades

All structures shall conform to street and building site grades as established by the Town.