

- 9.4 The required side yard on the street side of a corner lot shall be the same as the required front yard on such street, and no accessory building shall project beyond the required front yard on either street;
- 9.5 On a corner lot in any district, except the Central Business District (CB), no fence, wall, hedge, tree or other planting or structure that will obstruct vision between a height of three (3) feet and ten (10) feet above the ground shall be erected, placed or maintained within the triangular area formed, by connecting the right-of-way lines at points which are twenty (20) feet distant from the intersection of the right-of-way lines, and measured along the right-of-way lines;
- 9.6 The ordinary projections from buildings including eaves, sills, cornices, or other similar architectural features (but not including uncovered patios, uncovered carports, or other concrete slab structures) may project or extend not more than three (3) feet into a required yard.

Section 10. USE OF PUBLIC RIGHT-OF-WAY. No portion of the public road, street or alley right-of-way shall be used, or occupied by an abutting use of land or structure for storage or display purposes, or to provide any parking or loading space required by this Ordinance.

Section 11. HEDGES, FENCES, AND WALLS.

- 11.1 Hedges, fences, or walls not exceeding forty-two (42") inches in height may be erected on any part of a lot in any residential zone district except as further regulated on corner lots, between the front lot line and the front building line for structures; and on any other part of the lot they may be erected to a height not exceeding six (6) feet. The height of such hedges, fences, or walls shall be determined by measurement from the ground level at the lowest grade level within three (3) feet on either side of such hedges, fences, or walls. Any fence, or wall more than six (6) feet shall be considered a structure. Fences in front yards shall not be a privacy type fence, or a chain link fence.
- 11.2 If a residential lot faces into a commercial or an industrial zone district, the height of the fence or wall in front of the building and/or structures may be four (4) feet high. On corner lots, that part of a backyard fence or wall which extends to the side property line may be five (5) feet high. The fence shall not be a privacy type fence, or a chain link fence.
- 11.3 Security or screening fences are permitted in all districts except residential districts, but shall not exceed ten (10) feet in height.

Section 12. DESIGNED RESIDENTIAL SUBDIVISIONS. In the case of a designed residential subdivision or group of two (2) or more buildings to be constructed on a plot of ground, not subdivided into the customary streets and lots, and which will not be so subdivided, or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this Zoning Ordinance to the individual building units in such group housing, the application of the terms of this Zoning Ordinance may be varied by the Board of Adjustment in a manner which will be in harmony with the character of the neighborhood; however, in no case shall the Board of Adjustment authorize a use prohibited in the district in which the housing is to be located, or a smaller area per dwelling unit than the minimum required in such district, or a greater height than the requirements of this Zoning Ordinance permit in such district.