

## **ARTICLE VII – GENERAL EXCEPTIONS**

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#### **SECTION 700: AREA, HEIGHT AND USE EXCEPTIONS:**

The regulations in this Ordinance shall be subject to the following interpretations and exceptions.

#### **SECTION 701: ESSENTIAL SERVICES:**

Essential services shall be permitted as authorized and regulated by law and other ordinances of the Township, it being the intention hereof to except such essential services from the application of this ordinance.

#### **SECTION 702: VOTING PLACE:**

The provisions of this Ordinance shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election

#### **SECTION 703: HEIGHT LIMIT:**

The height limitations of this ordinance shall not apply to farm buildings, chimneys, church spires, flag poles, public monuments or wireless transmission towers; provided, however, that the Board of Appeals may specify a height limit for any such structure when such structure requires authorization as a conditional use.

#### **SECTION 704: LOT AREA:**

Any lot existing and of record at the time this Ordinance became effective may be used for any principal use permitted, other than conditional uses for which special lot area requirements are specified in this Ordinance, permitted in the district in which such lot is located whether or not such lot complies with the lot area requirements of this Ordinance except as provided in SECTION 602, (2), "Non-conforming Uses". Such use may be made provided that all requirements other than lot area requirements prescribed in this Ordinance are complied with, and provided that not more than one (1) dwelling unit shall occupy any lot except in conformance with the provisions of this Ordinance for required lot area for each dwelling unit.

#### **SECTION 705: LOTS ADJOINING ALLEYS:**

In calculating the area of a lot that adjoins an alley or lane, for the purpose of applying lot area requirements of this Ordinance, one-half (1/2) the width of such alley abutting the lot shall be considered as part of such lot.

#### **SECTION 706: YARD REGULATIONS:**

When yard regulations cannot reasonably be complied with, as in the case of a planned development in the multiple-family district, or where their application cannot be determined on lots of peculiar shape, topography or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Appeals.

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### **SECTION 707: MULTIPLE DWELLING SIDE YARD:**

For the purpose of side yard regulations, a two-family, a row house, or a multiple-dwelling shall be considered as one (1) building occupying one (1) lot.

### **SECTION 708: PORCHES:**

An open, unenclosed, and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet.

### **SECTION 709: ACCESS THROUGH YARDS:**

For the purpose of this Ordinance, access drives may be placed in the required front or side yards so as to provide access to rear yards and/or accessory or attached structures. These drives shall not be considered as structural violations in front and side yards.