

ARTICLE 17 GENERAL EXCEPTIONS

Section 17.01 Essential Services

Essential services shall be permitted as authorized in any zoning district and regulated by law and other Ordinances of the Township; provided, however, that the installation, erection, placement, and construction of transmission systems shall be subject to site plan review by the Planning Commission. There shall be no minimum lot size requirement for installation, erection, placement, and construction of buildings for essential services. The required setbacks shall apply to all buildings and structures.

Section 17.02 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 township or other public election.

Section 17.03 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 Planning Commission may specify a height limit for any use subject to special condition approval.

Section 17.04 Lots Adjoining Alleys

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

Section 17.05 Yard Regulations

When yard regulations cannot reasonably be compiled with, 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 by the Board of Appeals.

Section 17.06 Porches and Terraces

An open, unenclosed, and uncovered porch or paved terrace may project into a required front yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies. This section does not apply to parcels within the (V) Village of Blackwood zoning district.

Section 17.07 Projection Into Yards

Architectural features, such as, but not limited to, window sills, cornices, and bay windows not including vertical projections, such as parapet walls and roof-mounted air conditioning units, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than three (3) feet. Architectural features shall not include those details that are normally detachable.

Section 17.08 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. Further, any walk, terrace, or other pavement servicing a similar function, and not in excess of nine (9) inches above the grade upon which placed, shall for the purpose of this Ordinance not be considered a structure, and shall be permitted in any required yard.

Section 17.09 Lots Having Lake or River Frontage

Lots and/or parcels having lake or river frontage and abutting a public thoroughfare shall maintain the front yard setback requirement on the lake or river side. Accessory structures are permitted in the setback area between the abutting road right-of-way and the main building. *Setback distance from Silver Lake shall be 50 feet from the high water mark (elevation of 862.0 US Geological Survey Datum) for all structures.* (Amendment 104-05-06-09; Effective February 27, 2007).