

**INDIANFIELDS TOWNSHIP ZONING ORDINANCE**  
**ARTICLE 13**  
**GENERAL EXCEPTIONS AS TO AREA, HEIGHT, AND USE**

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

SEC. 1300 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 exempt such essential services from the application of this Ordinance.

SEC. 1301 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.

SEC. 1302 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.

SEC. 1303 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, in the district in which such lot is located whether or not this Ordinance, except as provided in Section 1600.b, NONCONFORMING LOTS of this Ordinance. Such use may be made provided that all requirements other than lot area requirements prescribed 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.

SEC. 1304 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 (½) the width of such alley abutting the lot shall be considered as part of such lot.

SEC. 1305 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

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shape or topography or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Appeals.

SEC. 1306 MULTIPLE DWELLING SIDE YARD:

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

SEC. 1307 PROJECTIONS INTO YARDS:

Architectural features, not including vertical projections, may extend or project into a required side yard not more than two (2) inches or 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.

SEC. 1308 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 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 like 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 to be a structure and shall be permitted in any required yard.