

a. Location of Buildings

No building or use shall be located upon a lot unless the lot is legally subdivided and the building is legally located on the lot.

b. Road Access

No building or buildings shall be erected upon a lot unless the lot abuts an open road, a publicly approved road, or publicly maintained road, or a publicly approved access easement.

c. Easements

When necessary for poles, electric lights, conduits, storm sewers and sanitary sewers, gas lines, water pipe lines, or other services, utility easements shall be reserved and shown on a recorded plat. Any use of these easements by the property owner shall be subject to the approval of the authority having jurisdiction.

d. Obstruction to Vision at Street Intersections

No retaining wall, embankment, fence, shrubbery, sign, pergola, building, or other obstruction to vision whatsoever between the heights of three feet and 15 feet shall be permitted within the triangular area formed by the two intersecting right of way lines of any street or railroad and the diagonal line connecting points along the right of way lines 25 feet from said intersection.

e. Structures Excluded from Height Limitations

The height limits of these regulations shall not apply to a church, steeple, spire, belfry, cupola, dome, or ornamental tower not intended for human occupancy, monument, water tower, cooling tower, tank, stage tower or scenery loft, elevator bulkhead, widow's walk, chimney, smokestack, flag pole, mast or aerial, parapet wall not extended more than four feet above the roof line of the building, and necessary mechanical appurtenances.

f. Sign Standards

All signs other than those advertising the property for sale, lease, or other development shall be designed in conformance with the overall site plan and landscaping proposals for said areas and shall be subject to approval by the LPA.

Any business identification sign, when displayed or intended to be seen from the exterior of a building, shall pertain only to a use conducted within the building, shall not extend over any street line, and shall be located ten feet or more from a residential use district boundary line. No sign shall project above a roof line, nor protrude

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