

## Article VII General Provisions

### Section 701 – Limitations on all Land and Structures (continued)

lot would be properly described, marked and recorded with the Township Clerk so each dwelling could be sold as a separate lot at a later date without becoming in violation of the ordinances or causing any other dwelling to be in violation of the ordinance. **\*Ordinance #57, November 9, 1983\***

4. Every dwelling structure shall be built upon a lot with frontage upon a street or lake, except that any one lot of record created before the effective date of this ordinance without any frontage on a street but provided with an easement or other right-of-way of no less than twenty feet wide, may be granted a building permit providing all other requirements of this ordinance can be met. **\*Ordinance #38, January 24, 1978\***
5. The illumination of any building or uses of land shall be designed and operated so that the source of light shall not be directed upon adjacent properties or the public streets and highways. In no event shall the illumination of a building or use of land be permitted to flood upon adjacent residential structures.

### Section 702 - Limitations On Height

No building shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the zone in which such building is located, except the height limitations of this ordinance shall not apply to church spires, belfries, cupolas, antennas, domes not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks, silos, bulkheads, and necessary mechanical appurtenances usually carried above the roof level, except where in the opinion of the zoning enforcement officer such may be deemed to interfere with aerial navigation or constitute a fire hazard. Such features, however, shall not exceed in total coverage twenty per cent of the total roof area and shall not exceed a reasonable height to be determined upon reference of all such cases to the Zoning Board of Appeals by the Zoning Enforcement Officer.

### Section 703 - Limitations On Area

1. No building shall be erected, nor shall any existing building be altered, enlarged, moved, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the yard, lot, area and building location regulations hereinafter designated for the zoning district in which such buildings or open space is located, except as otherwise specifically provided.
2. No yard or other open space provided about any building for the purpose of complying with the provisions of this ordinance shall be considered as a yard or open space for any other building.
3. Any lot as defined herein, which was legally recorded at the time of adoption of this ordinance (05/20/99), and which was a buildable lot immediately prior to the adoption of this ordinance, shall be deemed a buildable lot even though it may have less than the minimum area or lot width requirements.

### Section 704– Land Use Permit to Erect or to Alter Structures (Amended December 10, 1996)

1. No structure (including mobile homes) shall be erected, placed, or altered, nor any excavation started until a permit for such erection, placement, alteration or excavation shall have been issued by the Township Zoning Enforcement Officer, provided that this requirement shall not apply to alterations inside of a building if no change is made in the height, foundation, or outside perimeter of said building.
2. Nothing in this section shall be construed to require a permit with respect to items constituting normal repair and maintenance. Normal repair and maintenance shall be adjudged by the Township Zoning Enforcement Officer as to their common and known lay meanings, such as re-