

**VILLAGE OF CARO ZONING ORDINANCE**  
**ARTICLE 19 GENERAL EXCEPTIONS**

**Section 1900 AREA, HEIGHT AND USES EXCEPTIONS:**

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

**Section 1901 ESSENTIAL SERVICES:**

Essential services to the Village of Caro shall be permitted as authorized and regulated by law and other ordinances of the Village.

**Section 1902 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 1903 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 Village Council may specify a height limit for any such structure when such structure requires authorization as a Special Condition Use.

**Section 1904 LOT AREA:**

Any lot existing and of record on the effective date of this Ordinance may be used for any principal use, 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 and width requirements of this Ordinance. Such use may be made provided that all requirements other than lot area and width 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 1905 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 (1/2) the width of such alley abutting the lot shall be considered as part of such lot.

**Section 1906 YARD REGULATIONS:**

When yard regulations cannot reasonably be complied 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 or determined by the Board of Appeals.

**Section 1907 PORCHES:**

An open, unenclosed, and uncovered porch or paved terrace may project into a front yard for a distance not exceeding ten (10) feet, but this shall not be interpreted to include or permit fixed canopies.

**Section 1908 PROJECTIONS INTO YARDS:**

Architectural features, not including vertical projections, 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.

**Section 1909 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 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.

**Section 1910 LOTS HAVING WATER FRONTAGE:**

Those residential lots or parcels having water frontage and abutting a public thoroughfare shall maintain the yard on the water side as an open unobscured yard, excepting that a covered and/or uncovered boat well shall be permitted after review and approval of plans by the Zoning Board of Appeals. Accessory structures shall be permitted in the setback between the abutting road right-of-way and the main building provided that the front yard setback required in ARTICLE 17 of this Ordinance is met.