

Section 1700: Essential Services

Essential services serving the City of Marysville shall be permitted as authorized and regulated by law and other ordinances of the municipality. Overhead or underground lines and necessary poles and towers to be erected to service primarily those areas beyond the municipality shall receive the review and approval, after public hearing, of the Board of Appeals. Such review of the Board of Appeals shall consider abutting property and uses as they relate to easements, rights-of-way, overhead lines, poles and towers and further, shall consider injurious effects on property abutting or adjacent thereto and on the orderly appearance of the city.

Section 1710: 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 1720: Height Limit

The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flag poles, cupolas, skylights, public monuments or wireless transmission towers; provided however, that the Planning Commission may specify a height limit for any such structure when such structure requires authorization as a conditional use.

Section 1730: Porches in Residential Districts

Except in the case of lots having water frontage, open, unenclosed, and uncovered porch, deck, steps 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. Such structures may project twelve (12) feet into a minimum rear yard setback and five (5) feet into a minimum side yard setback. In no instance shall a structure be nearer than five (5) feet to a property line.

Section 1740: Access Through Yards

For the purposes 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 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 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 1750: 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 un-obscured yard excepting that a covered or uncovered boat well shall be permitted after review and approval of the plans by the Zoning Board of Appeals. Accessory structures shall be permitted in the yard between the abutting road right-of-way and the main building, provided that the minimum front yard setback required in ARTICLE 15, SCHEDULE OF REGULATIONS is met.

Section 1760: Yard Regulations

When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape or topography, or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Appeals.

Section 1770: Lots Adjoining Alleys

In calculating the area of a lot that adjoins an alley, for the purposes of applying lot area and setback requirements of this Ordinance, one-half (½) of such alley abutting the lot shall be considered as part of such lot.

Section 1780: Architectural Projections

In any zoning district, architectural features, such as, but not limited to, window sills, cornices, eaves, bay windows, gutters, pilasters, chimneys, flues and other similar features may extend or project into a required yard not more than two (2) inches for each one (1) foot of width of such yard, and may extend or project into a required front or rear yard not more than three (3) feet. Architectural features shall not include those details which are nominally demountable such as wall signs or insignias.