

ARTICLE XV

EXCEPTIONS

Section 1 **Vision Clearance.** On any corner lot on which the front and side yards are required, no wall, fence, structure, sign, tree, shrub, or hedge may be maintained as to cause danger to traffic by obstructing the view, and when topography prevents a clear view, this bank shall be moved.

Section 2 **Front Yard.** The front yards heretofore required shall be adjusted in the following cases:

- (A) Open and unenclosed terraces or porches and eave and roof extensions may project into the required front yard for a distance not to exceed four (4) feet; provided, however, that no supporting structure for such extensions may be located within the required front yard. The supporting structure of an open carport or other structure for the storage of automobiles shall not be located within the required front yard. An unenclosed canopy for a gasoline filling station or similar business may extend beyond the building line but shall never be closer to the property line than twelve (12) feet. The building line of a gasoline filling station shall mean the actual wall of the filling station and shall not be interpreted as being the curb of a walk or driveway, or as the front of a canopy of the column supporting same.

Section 3 **Side and Rear Yards.**

- (A) Every part of the required side or rear yard shall be open and unobstructed except for accessory buildings as permitted herein and the ordinary projection of windowsills, belt courses, and other ornamental features projecting not to exceed twelve (12) inches. Eaves and awnings on main residential structures may project to within three (3) feet of a side or rear lot line.
- (B) Accessory buildings may be built in the rear yard except that when such accessory building is located closer than fifteen (15) feet to the main building it shall observe the same side yard as required for the main building.

- (C) Terraces, uncovered porches, platforms and ornamental features which do not extend more than three (3) feet above the ground (first) floor level of the building may project into a required side yard provided such projections not be erected closer than two (2) feet from the side lot lines.

Section 4 **Lot Area.** On any lot separately owned prior to December 27, 1965, or on any lot separately owned at the time the area was annexed to the City of Duncanville subsequent to December 27, 1965, a single-family house may be erected even though the lot has less area than required by these regulations.

- 5. **Location of Dwellings and Buildings.** Only one main building for single-family, two-family or multiple-family use with permitted accessory buildings may be located upon a lot or unplatted tract. Every dwelling shall face or front upon a street or officially approved place, other than an alley, which means an access shall have a minimum width of thirty (30) feet. Where a lot is used for retail, commercial, industrial, or a combination of same, or for a combination of retail and dwelling purposes, more than one (1) main building may be located upon the lot, but only when such buildings conform to all the open space, parking, and density requirements applicable to the uses and districts and when all such main buildings face upon a street or officially approved place, other than an alley. Whenever two (2) or more main buildings or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a street or officially approved place, the same may be permitted when the site plan for such development is approved by the city planning commission so as to comply with the normal requirements for platting. No parking area, storage area, or required open space for one building shall be computed as being the open space, yard or area requirements for any dwelling or other use.
- 6. **Erection of Dwellings in Business Districts.** No single-family, duplex or apartment dwelling may be erected, converted or constructed in any "LR-1," "LR-2," "CB," "O," "C," or "I" District, except as permitted by special use permit in an "I" Industrial District.
- 7. **Temporary Building for Construction Purposes Only.** The building official may issue a permit for a temporary building to be used for construction purposes only, and which shall be removed upon completion or abandonment of construction work or at the end of two (2) years. if more time is needed, the planning commission shall hold a public hearing for the purpose of considering the continuation of the temporary building for construction purposes.

8. **Temporary Permit for Sales Office.** The building official may issue a permit for a sales office in Single-Family and Duplex District zoning for the sale of real estate and with no outside storage of material, equipment, or vehicles, which shall not be permitted for more than two (2) years. At the end of two (2) years if more time is needed, the planning commission shall hold a public hearing for the purpose of considering the continuation of a building to be used for a sales office. (Ord. No. 646, 18(1)-(4), 25, 11-3-75; Ord. No. 912, § 1(7), 9-6-83)