

ORDINANCE NO. 102

AN ORDINANCE AMENDING ENNIS TOWN CODE SECTION 11.30.030.

11.30.030 Additional Height and Area Regulations.

1. Public, quasi-public, or public service buildings, hospitals, institutions, or schools, when permitted in a district, may be erected to a height not exceeding sixty feet (60'), and churches may be erected to a height not exceeding seventy-five feet (75'), provided that the front yard depth shall be thirty percent (30%) in excess of those specified in these regulations, and further provided that the side yards of an interior lot shall be twenty feet (20') and the side yard on a corner lot shall be equal to the front yard requirements as stated above.

2. Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers, or scenery lofts, tanks, water towers, ornamental towers, spires, communication towers, grain elevators, or necessary mechanical appurtenances are exempt from the height regulations as herein provided.

3. Accessory buildings may be built in a required rear yard but such accessory buildings shall not occupy more than thirty percent (30%) of a required rear yard and shall not be nearer than ten feet (10') to any side or rear lot line.

4. Every part of a required yard shall be open to the sky, unobstructed by any structure, except for the projection of sills, cornices and ornamental features which are not to exceed twelve inches (12").

5. No basement or cellar shall be occupied for residential purposes until the remainder of the building has been substantially completed.

6. An open unenclosed porch or paved terrace may project into a front yard for a distance not exceeding ten feet (10').

11.14.040 Building Height Limit. Except as provided in Chapter 11.30 of these regulations are as follows:

1. No dwelling shall exceed two (2) stories or twenty-five feet (25') in height.

11.14.050 Area Regulations. Subject to the modifications set forth in Chapter 11.30, the area regulations are as follows.

1. Minimum Lot Area.

a. A lot upon which there is erected a structure shall contain not less than seven thousand two hundred (7,200) square feet unless it is not served by public sewer and water, in which case the minimum shall be one-half (1/2) acre.

b. A lot having an area less than herein required which was recorded under separate ownership from adjoining lots at the effective date of these regulations may be occupied by a one-family dwelling or by a nonresidential use permitted in this district.

2. Minimum Lot Frontage. There shall be a minimum lot frontage of not less than fifty feet (50') for one family dwellings and seventy-five feet (75') for other principal structures.

3. Minimum Front Yard. Measured from the front property line there shall be a front yard of not less than twenty-five feet (25') unless the property fronts on a state or federal highway, the minimum shall then be fifty feet (50').

4. Minimum Rear Yard. Measured from the rear property line, every structure shall have a rear yard of not less than ten feet (10').

5. Minimum Side Yards. Measured from the side property lines, there shall be side yard of not less than ten feet (10") on each side of a lot.

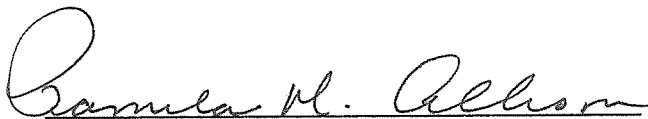
(Section 9, Ord 52)

PASSED AND APPROVED BY THE COUNCIL ON THIS 12th DAY OF

November, 1992.


MAYOR

ATTEST:


TOWN CLERK

FIRST READING 10-15-92

SECOND READING 11-12-92

AFFIDAVIT OF PUBLICATION

STATE OF MONTANA }
County of Madison } SS.

Dauid L. Tubenow

being duly sworn says that he is publisher and printer of The Madisonian, a weekly newspaper published in the City of Virginia City, County of Madison, State of Montana; that the annexed notice is a true copy which was published in said newspaper for a period of 2

successive weeks, commencing on the 22nd

day of October, 1992,

and ending on the 29th day of

October, 1992

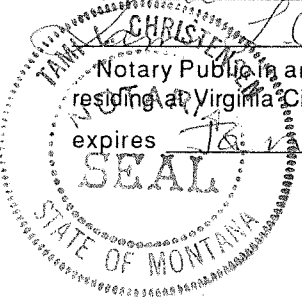
Dauid L. Tubenow
Publisher and Printer.

Subscribed and sworn to before me this 6th

day of November, 1992

Chris L. Christensen

Notary Public in and for the State of Montana, residing at Virginia City, Montana. My commission expires Nov 31, 1993.



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(Section 9, Ord. 52)
(Pub. Oct. 22, 29, 1992) et