

the ground along the common lot line of the adjoining properties. Hedges of comparable natural plantings shall be of such variety that an average height of at least 6 feet could be expected by average growth within or no later than three years from the time of planting.

**3-17 Screening Required (Buffers).** Wherever this ordinance requires screening, a durable masonry wall or fence and hedge of sufficient opacity to provide a visual blind, designed to be compatible with the character of adjoining properties, shall be provided. Such fences and walls shall be at least 6 feet in height, but no greater than 8 feet in height, measured from the ground along with the expected standard lot line of the adjoining properties. Hedges or comparable natural plantings shall be of such variety that an average height of at least 6 feet could be expected by average growth within or no later than three years from the time of planting.

**3-18 Side and Rear Yards Not Required Next to Railroad.** Within any non-residential district, side yards and rear yards shall not be required adjacent to railroad rights-of-way.

**3-19 Substandard Lots of Record.** Any lot of record existing at the time of the adoption of this ordinance, which has an area or a width that is less than required by this ordinance, shall be subject to the following exceptions and modifications:

**3-19.1 Lot Not Meeting Minimum Lot Size Requirements:** In any district, any lot of record existing at the time of the adoption of this ordinance which has an area or a width that is less than that required by this ordinance may be used as a building site for a structure or other use permitted in that zone; provided, however, that the same yard, setback, open space, and other dimensional requirements are met that would be required for a standard lot.

**3-20 Modification of Side-yard Requirements.** When a lot of records has a width less than the frontage required in the district in which it is located, and said lot could not be increased in width as provided in Section 3-17, then the Zoning Administrator or designated official shall be authorized to reduce the side yard requirements for such lot; provided, however, that the side yards shall not be reduced to less than 8 feet.