

Article 57. Yards

Sec. 8-5.5701. Determining Lot Frontage.

A. Corner lot.

Either street frontage may be deemed the front of the lot, provided that under the chosen arrangement, rear yard requirements are met.

B. Through lot.

The front yard borders the street primarily used as frontage by neighboring lots.

Sec. 8-5.5703. Determining Yard Areas.

Yards shall be determined from the property line except when abutting an existing or proposed street for which the right-of-way is narrower than the right-of-way ultimately required for the street. In those cases a yard shall be established from the future right-of-way, as provided in Article 75 of this chapter.

Sec. 8-5.5703. Yards on Alleys.

A. Yards for lots adjacent to alleys.

If a side lot line abuts an alley the yard shall be considered an interior side yard.

B. Rear and side yards.

1. In computing the depth or width for any lot where such yard abuts an alley, no part of the width of the alley may be considered as a portion of such measurement.
2. A garage utilizing an alley for access shall only be required to have a 5 foot yard.

Sec. 8-5.5704. Exceptions - Residential Districts.

A. Lots with 50 feet or less street frontage.

Minimum side yard is 3 feet for lots of 50 feet or less in width, if the lot was created prior to the adoption date of this ordinance; provided, however, no eave or architectural projection is nearer than 3 feet from the property line.

B. Architectural projections.

Ordinary projections of sills, belt courses, cornices, buttresses, architectural features, and eaves; are allowed provided, none shall extend into a minimum yard or court

more than 3 feet or be nearer than 3 feet to any property line.

C. Fire escapes and stairways.

Open or enclosed fire escapes and fireproof outside stairways may extend not more than 3 feet into any required yard or minimum court, but no nearer than 3 feet to any property line.

D. Chimneys and flues.

The projections of chimneys and flues are to be placed so as not to obstruct light and ventilation and must be located a minimum of 3 feet from any property line.

E. Reduced rear yard.

The minimum rear yard may be reduced to 10 feet for single story construction provided the rear yard average is equal to or exceeds the rear yard required by the primary district.

F. Residential accessory buildings (including guest houses).

See Sec. 8-5.5001 (C) of this chapter.

G. Patio covers in yard areas.

See Sec. 8-5.5001 (D) of this chapter.