

1139.08 YARD REQUIREMENTS.

Each lot, except for corner lots, shall have a front, rear and two side yards of not less than the following depths or widths:

- (a) Minimum front yard setback: 40 feet. The depth of the front yard shall be equal to or greater than the minimum distance between the building setback line and the street right-of-way line. In no case shall this distance be less than 40 feet.
- (b) Minimum rear yard setback: 40 feet. The depth of rear yard shall be not less than 40 feet measured from the rear property line. A permitted unattached accessory building or structure shall be placed no closer than 25 feet to the rear property line and shall not exceed 15 feet in height. A permitted attached accessory building or structure shall be treated as an addition and may project into the rear yard a distance of not more than ten feet. A minimum of 30 feet to the rear property line shall be maintained from an attached accessory use building or structure.
- (c) Minimum side yard setback: 15 feet. Each side yard shall be not less than 15 feet in width.
- (d) Unattached accessory building or structure: Shall be located in the rear yard. Not permitted in a front yard. Minimum side yard setback: 10 feet. Minimum rear yard setback: 10 feet. Maximum height: 15 feet.
- (e) Attached accessory building or structure: Not permitted in a front or side yard setback. Minimum rear yard setback: 30 feet.
- (df) No permitted accessory building or structure or fence other than decorative open fences, as defined in Section 1171.01(d), of a height no greater than 48 inches shall be erected in any area designated as a "No-Build Zone".

(Ord. 0028-2007. Passed 2-20-07.)