

1136.08 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: 75 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 75 feet.
- (b) Minimum rear yard setback: 75 feet. The depth of the rear yard shall be not less than 75 feet measured from the rear property line. A permitted unattached accessory building or structure shall be located to the rear of the dwelling 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.
- (c) Minimum side yard setback: 50 feet. Each side yard width shall be not less than 50 feet in width.
- (d) Unattached accessory building or structure: Shall be located in the rear yard. Not permitted in a front or side yard. Maximum height: 15 feet.
- (e) Attached accessory building or structure: Not permitted in a front or side yard setback. Minimum rear yard setback: 65 feet.
- (~~ef~~) Where conditional uses are permitted, each side yard width shall be not less than 50 feet in width unless a greater dimension is required for such use by this code.
- (~~eg~~) 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. 0026-2007. Passed 2-20-07.)