

1136.08 YARD REQUIREMENTS.

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

- (a) 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 seventy-five feet.
- (b) The depth of the rear yard shall be not less than seventy-five feet measured from the rear property line. A permitted unattached accessory use building or structure (**excluding fences**) shall be located to the rear of the dwelling and shall not exceed fifteen feet in height. A **permitted** attached accessory use building or structure (**excluding fences**) shall be treated as an addition and may project into the rear yard a distance of not more than ten feet.
- (c) Each side yard width shall be not less than fifty feet in width.
- (d) Where conditional uses are permitted, each side yard width shall be not less than fifty feet in width unless a greater dimension is required for such use by this code.
- (e) No **permitted** accessory use building or structure or fence shall be permitted to encroach upon any area designated as a "No-Build Zone".
(Ord. 44-89. Passed 5-2-89.)