

## 1147.08 YARD REQUIREMENTS.

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

(1) 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 thirty feet.

(2) The rear yard depth shall be not less than thirty feet measured from the rear property line. A permitted unattached accessory use building or structure (**excluding fences**) shall be placed no closer than twenty feet to the rear property line 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. A minimum of twenty feet to the rear property line shall be maintained from an attached accessory use building or structure (**excluding fences**.)

(3) Each side yard shall be not less than ten feet in width.

(4) No **permitted** accessory use building or structure or fence shall be permitted to encroach upon any area designated as a "No-Build Zone".

(Ord. 184-89. Passed 12-5-89.)