

1143.08 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: 35 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 35 feet.
 - (b) Minimum rear yard setback: 25 feet. The depth of rear yard shall be not less than 25 feet measured from the rear property line. A permitted unattached accessory building or structure shall be placed no closer than ten 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 15 feet to the rear property line shall be maintained from an attached accessory use building or structure.
 - (c) Minimum side yard setback: 7.5 feet. Each side yard shall be not less than seven and one-half 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: 5 feet. Minimum rear yard setback: 5 feet. Maximum height: 15 feet.
 - (e) Attached accessory building or structure: Not permitted in a front or side yard setback. Minimum rear yard setback: 15 feet.
- (d) 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. 0030-2007. Passed 2-20-07.)