
Sec. 107-76. Minimum required depth and width of yards.

- (a) In order to determine compliance with the minimum yard depth and width requirements of this section, measurements shall be made from the closest point on the foundation line of a "qualified building," as the term is defined in this section, to either the lot line or street right-of-way line, whichever results in the shortest distance.
- (b) The front yard of each lot shall have a minimum depth of 30 feet. For purposes of this subsection, "qualified building" means either a main building, a garage, or a covered front porch or covered front terrace.
- (c) The side yard of each lot shall have a minimum width of:
- (1) Ten feet, when the lot abuts another lot, except that the sum total of the two side yards of any lot shall not be less than 25 feet;
 - (2) Thirty feet, when the lot borders a street other than described in subsection (c)(3) of this section;
 - (3) Twenty feet, when two lots extend the length of one block and have abutting rear lot lines.
- For purposes of this section, the term "qualified building" means a main building or accessory building.
- (d) The rear yard of each lot shall have a minimum depth of 20 feet. For purposes of this subsection, "qualified building" means an accessory building, or a main building or any projection thereof other than a projection of uncovered steps, or uncovered porches.
- (e) Eaves and roof extensions may ~~overhang extend~~ into any required side yard a maximum depth of 33 percent of the required side yard. Eaves and roof extensions may ~~overhang extend~~ into any required front or rear yard a maximum of five feet. In a required yard of 12.5 feet or greater, All other ordinary projections of building features typically used in residential building construction, may overhang extend into any required yard a maximum of two feet. No building feature other than an eave or roof extension may be closer than 10 feet from a property line.
- (f) Projections shall not contain habitable space, except for bay windows ten feet wide or less.
- ~~(g) Chimneys may encroach into a required yard a maximum of two feet.~~