

Sec. 107-76. Setback Distances and Facilities in Setbacks Areas and Yards

- (a) The front yard setback line distance shall be 30 feet.
 - (1) Facilities prohibited in the front setback area include, but are not limited to, foundations of main building, accessory building, garage, a covered front porch, covered terrace, and building extensions except roof eave or overhang may project a maximum of three feet beyond front setback line.
 - (2) Facilities not allowed in the front yard include, but not limited to, HVAC UNITS and HOUSE GENERATORS and POOL EQUIPMENT.

- (b) The side yard setback line distance shall be one of the following:
 - (1) Ten feet when the lot abuts another lot except that the total distance of two adjacent lots shall not be less than 25 feet.
 - (2) Twenty feet for the side yard closest to the street for two corner lots with abutting rear lots.
 - (3) Thirty feet for the side yard closest to the street for a corner lot except for a lot described in subsection 107-76 (b) (2) above.
 - (4) Facilities prohibited in the side yard setback area include, but are not limited to, foundations of main building, accessory building, garage, a covered side porch, HOUSE GENERATOR, and any projection thereof other than the uncovered steps of a porch and an uncovered porch. Eaves and roof extensions may extend two feet pass the side setback line only where the setback is greater than 12-1/2 feet.
 - (5) Facility allowed in side yard setback areas include HVAC UNITS which shall be screened from right of way views by vegetation and/or fence.

- (c) The rear yard setback line shall be 20 feet.
 - (1) Facilities prohibited in the rear setback area include, but are not limited to, foundations of main building, accessory building, garage, a covered porch, HOUSE GENERATOR and a covered terrace; building extensions except roof eaves and roof extensions may extend two feet pass the rear setback line.
 - (2) Facilities allowed in rear setback area include HVAC UNITS, HOUSE GENERATORS, AND POOL EQUIPMENT.

Sec. 107-3. Definitions

Setback means the distance between the lot line and the setback line. There are front yard setback, side yard setbacks and rear yard setback between corresponding lot line and setback line.

Setback Line means the line within a lot which is parallel to and measured from a corresponding lot line. Front setback line and rear setback line run to side lot lines.

Setback Area means the area between the lot line and the setback line. There are front yard setback area, side yard setback areas and rear yard setback areas between corresponding lot line and setback line. Minimum yards are setback areas, i.e. the minimum front yard is the same as the front setback area.

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