

2-10-62

- for a one-family dwelling, or other permitted buildings, shall be located upon a lot having an area of not less than 20,000 square feet.
- (2) **LOT WIDTH:** All lots shall be a minimum width of 100 feet frontage on the street: Provided, that lots on irregular and curving streets may have a less frontage width at the street line if the width at the building line is at least 100 feet.
- (3) **LOT COVERAGE:** All buildings, including accessory buildings, shall not cover more than 25 percent of the lot area.
- (4) **YARD REQUIREMENTS:**
- a. **FRONT YARD:** Every lot shall have a front yard of not less than 40 feet in depth: Provided, however, that any front yard may be reduced below the minimum required only when the front yards of existing principal structures on the same side of the street abutting the proposed principal building location are less than the minimum required, in which case the front yard for the proposed building may be an average of these depths less than 40 feet; Provided, further, that this regulation shall not be so interpreted as to permit a front yard of less than 25 feet.
- b. **SIDE YARDS: DWELLINGS AND HOUSING FOR RELIGIOUS PERSONNEL:** There shall be a minimum side yard on each side of every building or appurtenance thereto of not less than 10 percent of the front width of the lot, but in no case shall be less than 10 feet. For all interior lots of record, an open area 10 feet in width, unoccupied and unobstructed from the ground upward and suitable for a driveway, shall be provided in one side yard.
- c. **SIDE YARDS—SCHOOLS AND CHURCHES:** There shall be a minimum side yard of 50 feet on each side of a school or church.
- d. **SIDE YARDS—CORNER LOTS:** There shall be a minimum side yard abutting the side street of not less than 20 percent of the front width of the lot, but in no case shall be less than 20 feet. Where the rear line of a corner lot coincides with the side line of an adjoining lot in a residential district, the width of the side yard abutting the side street shall be not less than one half the minimum front yard required for the adjacent lot fronting on the side street.
- e. **REAR YARDS—DWELLINGS AND HOUSING FOR RELIGIOUS PERSONNEL:** There shall be a rear yard having a depth of not less than 35 feet: Provided, whenever a public alley abuts the rear of a lot for its entire width the required rear yard may be measured from the center line of such alley.
- f. **REAR YARD—SCHOOL AND CHURCHES:** No school or church shall be permitted closer than 50 feet to the rear property line.
- g. **PLACEMENT OF ACCESSORY BUILDINGS IN YARD AREAS AND PERMITTED YARD ENCROACHMENTS:** For placement of accessory buildings in yard areas and permitted yard encroachments refer to Article 5, Section 504, Supplementary Yard Regulations.
- (5) **BUILDING HEIGHT:** No building or structure shall be erected or altered to a height exceeding two and one-half (2½) stories, or thirty (30) feet: For exception to heights for buildings for non-dwelling purposes and other height exceptions refer to Supplementary Height Regulations, Article 5, Section 505. Accessory buildings shall not exceed 15 feet in height.
- (6) **LIVING SPACE:** No building shall be constructed or altered for residential purposes which shall have less than 1200 square feet of gross living space area, not including basement, on the first floor if **ONE STORY**.
If **TWO STORY**, a minimum of 750 square feet of gross living space area on the first floor, with not less than a total of 1500 square feet of gross living space area, not including basement.
If **MULTI-LEVEL** or **TRI-LEVEL**, a minimum of 900 square feet of gross living space area on the ground floor (which shall include the heated living floor space of the two lower levels), and a total of not

SECTION 1700 (CONTINUED). FOOTNOTES TO SCHEDULED OF REGULATIONS:

(a) See SECTION 1701. LOT SIZE VARIATIONS, for the method of averaging lot sizes or applying the subdivision open space plan approach.

(b) Where a front yard of greater or less depth than specified exists in the front of a dwelling or dwellings in existence at the time of the passage of this Ordinance on one side of a street in any block, the depth of the front yard of any building subsequently erected on that side of the street in that block shall not be less and need not be greater than the average depths of the front yards of such existing dwellings, but this shall not be deemed to require a front yard of greater depth than sixty (60) feet, or permit a depth less than twenty-five (25) feet in any case.

(c) The side yard abutting upon a street shall not be less than twenty-five (25) feet when there is a common rear yard relationship in said block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot, or when said side yard abuts on frontage across a common street, the side yard abutting a street shall not be less than the required front yard of the district.

If the lot or parcel is less than sixty (60) feet in width one (1) side yard may be reduced to five (5) feet providing the total of the two (2) side yards shall be a minimum of fifteen (15) feet.

(d) The minimum first floor area of any multi-level single-family dwelling shall be no less than six hundred fifty (650) square feet. Where a single-family home is constructed without a basement, an additional one hundred (100) square feet shall be added to the minimum required first floor area requirement to provide space for utilities, such as, but not limited to: furnace, hot water, laundry tubs, incinerator, and the like.

(e) Where development is exclusively of a two-family residential structure there shall be provided a minimum lot area of at least six thousand (6,000) square feet of gross area for each unit (or twelve thousand (12,000) square feet per two-family residential structure), and a minimum lot width of fifty (50) feet for each unit (or one hundred (100) feet per two-family residential structure).

No multiple-family structure (three (3) or more dwelling units) shall be erected on a lot or parcel of land which has an area of less than one-half (1/2) acre, or has a lot width of less than one hundred and fifty (150) feet.

Minimum lot area per dwelling unit type

MOTION by Trimble, seconded by Schmittel, Resolved that Ordinance No. 70 of the Township of Avon and known as the Avon Township Zoning Ordinance be amended as follows:

Text Change: Article XVII, Section 1700, Schedule of Regulations, Item (f), first paragraph, first sentence, to read as follows:

"(f) Yards abutting major thoroughfares in RM-1 Districts shall have a minimum depth of fifty (50) feet, AND WHERE YARDS ABUT R-1, R-2, R-3, R-4, RCD, MH or SP DISTRICT, THE MINIMUM DISTANCE SHALL BE THIRTY-FIVE (35) FEET UNLESS OTHERWISE PROVIDED BELOW."

Be it further resolved this amendment shall be given immediate effect.

AYES: Borden, Spencer, Knudsen, Trimble, Healy, Schmittel

NAYS: None

ABSENT: Nowicki

shall be considered as one (1) building occupying one (1) lot. Front, side and rear yards relating to the spacing between buildings within RM-1 Districts shall have the following Minimum overall dimensions:

Building Relationship	Overall Distance Between Buildings (Exclusive of Parking Area)
Front to Side	45 feet
Front to Front	50 feet
Front to Rear	60 feet *
Rear to Rear	60 feet *
Rear to Side	45 feet
Side to Side	30 feet
Corner to Corner	30 feet

* Parking may be permitted in fifty (50) percent of the required rear yard and seventy five (75) percent of the front yard provided that there shall be at least fifteen 15 feet of yard space between said parking area and the multiple family building.

Where one and two unit structures are proposed, the side to side and corner to corner relationships may be reduced to twenty (20) feet.

In the RM-1 District the minimum distance between the fronts, sides, and rears of any two (2) buildings shall be regulated according to the length and height of such buildings, but in no instance shall this distance be less than thirty (30) feet. A minimum distance of thirty (30) feet shall apply to corner-to-corner building relationships. The formula regulating the required minimum distance between the fronts, sides, and rears of any two (2) buildings in the RM-1 District shall be as follows, if exceeding the above schedule;

S = LA plus LB plus 2 (HA plus HB) / 6

where,

S = Required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.

LA = Total length of building A.

The total length of building A is the length of that portion or portions of a wall or walls of building A from which, viewed directly from above, lines drawn perpendicular to building A will intersect any wall of building B.

MOTION CARRIED

SEC. 1700 (CONTINUED). FOOTNOTES TO SCHEDULE OF REGULATIONS:

(a) See SECTION 1701. LOT SIZE VARIATIONS, for the method of averaging lot sizes or applying the subdivision open space plan approach.

(b) Where a front yard of greater or less depth than specified exists in the front of a dwelling or dwellings in existence at the time of the passage of this Ordinance on one side of a street in any block, the depth of the front yard of any building subsequently erected on that side of the street in that block shall not be less and need not be greater than the average depths of the front yards of such existing dwellings, but this shall not be deemed to require a front yard of greater depth than sixty (60) feet, or permit a depth less than twenty-five (25) feet in any case.

(c) The side yard abutting upon a street shall not be less than twenty-five (25) feet when there is a common rear yard relationship in said block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot, or when said side yard abuts on frontage across a common street, the side yard abutting a street shall not be less than the required front yard of the district.

If the lot or parcel is less than sixty (60) feet in width one (1) side yard may be reduced to five (5) feet providing the total of the two (2) side yards shall be a minimum of fifteen (15) feet.

(d) Whenever a development for single-family homes is not to be platted under the Subdivision Control Act, there shall be a submittal and approval of a site plan as required by Section 1816. All setbacks, minimum areas, etc., shall be measured as if this were lot sites on a normal plat under the Subdivision Control Act.

(e) Where development is exclusively of a two-family residential structure there shall be provided a minimum lot area of at least six thousand (6,000) square feet of gross area for each unit (or twelve thousand (12,000) square feet per two-family residential structure), and a minimum lot width of fifty (50) feet for each unit (or one hundred (100) feet per two-family residential structure). Where two-family units are constructed within an RM-1 District the minimum floor area requirements of the R-4 one-family residential district shall be adhered to for each unit of the two-family structure.

No multiple-family structure (three (3) or more dwelling units) shall be erected on a lot or parcel of land which has an area of less than one-half ($\frac{1}{2}$) acre, or has a lot width of less than one hundred and fifty (150) feet.

Footnotes to Schedule of Regulations

- (a) See Section 20.01, Lot Size Variations, for the method of averaging lot sizes or applying the subdivision open space plan approach.
- (b) Where a front yard of greater or less depth than specified exists in the front of a dwelling or dwellings on one side of a street in any block, the depth of the front yard of any building subsequently erected on that side of the street shall not be less and need not be greater than the average depths of the front yards of such existing dwellings, less ten (10) feet, but this shall not be deemed to require a front yard of greater depth than fifty (50) feet, or permit a depth less than the minimum depth required in Section 20.00, Schedule of Regulations, for the zoning district in which the proposed dwelling is to be located.
- (c) The side yard abutting upon a street shall not be less than twenty-five (25) feet when there is a common rear yard relationship in said block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot or when said side yard abuts on frontage across a common street, the side yard abutting a street shall not be less than the required front yard of the district.

If the lot or parcel is less than sixty (60) feet in width one (1) side yard may be reduced to five (5) feet providing the total of the two (2) side yards shall be a minimum of fifteen (15) feet.
- (d) Site plan review and approval in accordance with Section 21.16 must be obtained relative to any proposed development of one-family detached dwellings that is not otherwise regulated under Chapter 4-01 or 4-16 of the Code of Ordinances. All other applicable City ordinances, including but not limited to, Zoning Ordinance Article 20-Schedule of Regulations, shall be applied to any resulting building sites in the same manner as they would be applied to "lots" developed under the Subdivision Control Act.
- (e) Where development is exclusively of a two-family residential structure there shall be provided a minimum lot area of at least six thousand (6,000) square feet of gross area for each unit (or twelve thousand (12,000) square feet per two-family residential structure), and a minimum lot width of fifty (50) feet for each unit (or one hundred (100) feet per two-family residential structure). Where two-family units are constructed within an RM-1 District the minimum floor area requirements of the R-4 one-family residential district shall be adhered to for each unit of the two-family structure.

6-10-87

ARTICLE XVII - SCHEDULE OF REGULATIONS
SEC. 1700 LIMITING HEIGHT, BULK, DENSITY AND AREA BY LAND USE:

USE DISTRICTS	MINIMUM SIZE LOT PER UNIT		MAXIMUM HEIGHT OF STRUCTURES		MINIMUM YARD SETBACK (PER LOT IN FEET)				MINIMUM FLOOR AREA PER UNIT (IN SQUARE FEET)	MAXIMUM % OF LOT AREA COVERED BY ALL BUILDINGS
	AREA IN SQUARE FEET	WIDTH IN FEET	IN STORIES	IN FEET	FRONT	SIDES		REAR		
						LEAST 1	TOTAL OF 2			
R-1 ONE-FAMILY RESIDENTIAL	20,000 (a)	100	2	25	40 (b)	15 (c)	30	35	1,500 (d)	25%
R-2 ONE-FAMILY RESIDENTIAL	15,000 (a)	100	2	25	40 (b)	15 (c)	30	35	1,400 (d)	25%
R-3 ONE-FAMILY RESIDENTIAL	12,000 (a)	90	2	25	30 (b)	10 (c)	20	35	1,200 (d)	30%
R-4 ONE-FAMILY RESIDENTIAL	9,600 (a)	80	2	25	25 (b)	10 (c)	20	35	912 (d)	30%
RCD ONE-FAMILY RESIDENTIAL CLUSTER	SEE ARTICLE V FOR REGULATIONS REGARDING ONE-FAMILY RESIDENTIAL CLUSTER DISTRICTS									
RM-1 MULTIPLE-FAMILY RESIDENT.	(e)	(e)	2 1/2	30	30 (f)	30 (f)	60 (f)	30 (f)	(g)	30%
MH MOBILE HOME PARK	SEE ARTICLE VII FOR REGULATIONS REGARDING MOBILE HOME PARK DISTRICTS									

No multiple-family structure (three (3) or more dwelling units) shall be erected on a lot or parcel of land which has an area of less than one-half (1/2) acre, or has a lot width of less than one hundred and fifty (150) feet.

The following minimum lot area per dwelling unit type shall be required in all RM-1 Residential Districts:

DWELLING UNIT TYPE	AREA PER UNIT
Efficiency	5,200 sq. ft.
One-Bedroom	5,600 sq. ft.
Two-Bedroom	6,000 sq. ft.
Three-Bedroom	6,400 sq. ft.
Four-Bedroom	7,000 sq. ft.

Plans presented which include a den, library, or extra room shall have such extra room counted as a bedroom for purposes of this Ordinance.

(f) Yards abutting major thoroughfares in RM-1 Districts shall have a minimum depth of fifty (50) feet, and where yards abut R-1, R-2, R-3, R-4, RCD, MH or SP Districts, the minimum distance shall be thirty-five (35) feet unless otherwise provided below. For the purpose of yard regulations, all multiple-family dwellings shall be considered as one (1) building occupying one (1) lot. Front, side and rear yards relating to the spacing between buildings within RM-1 Districts shall have the following minimum overall dimensions:

BUILDING RELATIONSHIP	OVERALL DISTANCE BETWEEN BUILDINGS (EXCLUSIVE OF PARKING AREA)
Front to Side	45 feet
Front to Front	50 feet
Front to Rear	60 feet*
Rear to Rear	60 feet*
Rear to Side	45 feet
Side to Side	30 feet
Corner to Corner	30 feet

SEC. 1700 (CONTINUED)
FOOTNOTES TO SCHEDULE OF REGULATIONS:
RESIDENTIAL DISTRICTS

(a) See SECTION 1701. LOT SIZE VARIATIONS, for the method of averaging lot sizes or applying the subdivision open space plan approach.

(b) Where a front yard of greater or less depth than specified exists in the front of a dwelling or dwellings in existence at the time of the passage of this Ordinance on one side of a street in any block, the depth of the front yard of any building subsequently erected on that side of the street in that block shall not be less and need not be greater than the average depths of the front yards of such existing dwellings, but this shall not be deemed to require a front yard of greater depth than sixty (60) feet, or permit a depth less than twenty-five (25) feet in any case.

(c) The side yard abutting upon a street shall not be less than twenty-five (25) feet when there is a common rear yard relationship in said block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot, or when said side yard abuts on frontage across a common street, the side yard abutting a street shall not be less than the required front yard of the district.

If the lot or parcel is less than sixty (60) feet in width one (1) side yard may be reduced to five (5) feet providing the total of the two (2) side yards shall be a minimum of fifteen (15) feet.

(d) Whenever a development for single-family homes is not to be platted under the Subdivision Control Act, there shall be a submittal and approval of a site plan as required by Section 1816. All setbacks, minimum areas, etc., shall be measured as if this were lot sites on a normal plat under the Subdivision Control Act.

(e) Where development is exclusively of a two-family residential structure there shall be provided a minimum lot area of at least six thousand (6,000) square feet of gross area for each unit (or twelve thousand (12,000) square feet per two-family residential structure), and a minimum lot width of fifty (50) feet for each unit (or one hundred (100) feet per two-family residential structure). Where two-family units are constructed within an RM-1 District the minimum floor area requirements of the R-4 one-family residential district shall be adhered to for each unit of the two-family structure.

When Codified

Use Districts	Minimum Size Lot Per Unit		Maximum Height of Structures		Minimum Yard Setback (per lot in feet)				Minimum Floor Area per Unit (in square feet)	Maximum Percent of Lot Area Covered by All Buildings
	Area in Square Feet	Width in Feet	In Stories	In Feet	Front	Sides		Rear		
						Least One	Total of Two			
B-4 freeway service business	(h)	(h)	2	30	75 (j), (n), (s), (v)	25 (j), (n), (s), (v)	50(s)	50 (m), (n), (s)	(o)	(o)
B-5 automotive service business	(h)	(h)	2	30	75 (j), (n), (s), (v)	25 (j), (n), (s), (v)	50(s)	50 (m), (n), (s)	(o)	(o)
O-1 office business	(h)	(h)	3	42(aa) (bb)	35 (j), (n)	25 (k), (m)	50	35 (m), (n)	(o)	(o)
I-1 light industrial	(h)	(h)	2	30	75 (p), (s), (t)	50 (q), (r), (s), (t)	100 (s), (t)	50 (r), (n), (s), (t)	(o)	(o)
I-2 heavy industrial	(h)	(h)	3	40	100 (p), (s), (t)	50 (q), (r), (s), (t)	100 (s), (t)	75 (r), (n), (s), (t)	(o)	(o)
R-O research office	10 acres	500	3	40(aa) (bb)	200(w)	200(w)	400(w)	200(w)	none	35
SP special purpose	(h)	(h)	2(l)	30(l)	50 (j), (n)	50(n)	100	50(n)	(o)	(o)
ORT office research technology	(h)	(h)	3(y)	40(y)	30(y)	(r), (y)	(r), (y)	30 (r), (y)	(o)	(o)

Footnotes to Schedule of Regulations

(a) See section 138-1112 pertaining to lot size variations for the method of averaging lot sizes or applying the subdivision open space plan approach.

(b) Where a front yard of greater or less depth than specified exists in the front of a dwelling or dwellings on one side of a street in any block, the depth of the front yard of any building subsequently erected on that side of the street shall not be less and need not be greater than the average depths of the front yards of such existing dwellings, less ten feet, but this shall not be deemed to require a front yard of greater depth than 50 feet, or permit a depth less than the minimum depth required in this section for the zoning district in which the proposed dwelling is to be located.

(c) The side yard abutting upon a street shall not be less than 25 feet when there is a common rear yard relationship in such block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot or when such side yard abuts on frontage across a common street, the side yard abutting a street shall not be less than the required front yard of the district. If the lot or parcel is less than

60 feet in width, one side yard may be reduced to five feet providing the total of the two side yards shall be a minimum of 15 feet.

(d) Site plan review and approval in accordance with section 138-141 must be obtained relative to any proposed development of one-family detached dwellings that is not otherwise regulated under article III of chapter 122 or article IV of chapter 122 of this Code. All other applicable city ordinances, including but not limited to this section and sections 138-1066 and 138-1112 and article VII of this chapter shall be applied to any resulting building sites in the same manner as they would be applied to lots developed under the land division act.

(e) Where development is exclusively of a two-family residential structure, there shall be provided a minimum lot area of at least 6,000 square feet of gross area for each unit (or 12,000 square feet per two-family residential structure), and a minimum lot width of 50 feet for each unit (or 100 feet per two-family residential structure). Where two-family units are constructed within an RM-1 district the minimum floor area requirements of the R-4 one-family residential district shall be adhered to for each unit of the two-family structure. No multiple-family structure (three or more dwelling units) shall be erected on a lot or parcel

ESTABLISHED BUILDING LINE

SECTION 5. Section 138-5.101.B, third paragraph shall be amended to read as follows (the first and second paragraphs and Established Building Line Calculation Example graphic shall remain unchanged):

Exceptions: If an established building line exists but the setback of the adjacent structures is greater than the minimum setback but less than 10 feet greater than the minimum setback, then the minimum setback for the district shall be the required setback. If an established building line exists that is less than the minimum setback for the district, then the minimum setback shall be the established building line without subtracting 10 feet from the setback of adjacent dwellings. In no case shall a front yard setback be reduced to less than 20 feet, regardless of the established building line, and in no case shall a garage door be located closer to the front property line than the minimum setback required in the zoning district by Section 138-5.200.

60 FOOT WIDE LOT WIDTH EXCEPTION

SECTION 6. Section 138-5.100, Table 5 – Schedule of Regulations – RESIDENTIAL DISTRICTS shall be amended to insert a new footnote (W) in the minimum area and lot width cells in the R-4 district.

District	Minimum Lot		Maximum Building Height ^A		Minimum Yard Setback (feet)				Min. Floor Area (sq. ft.)	Max. Lot Coverage (all buildings)
	Area (sq. ft.)	Width (ft.)	Stories	Feet	Front	Side (each)	Side (total)	Rear		
R-4	9,600 ^W	80 ^W	2	30 ^U	25 ^{BJ}	10 ^{C,D}	20 ^D	35 ^T	912	30%

SECTION 7. Section 138-5.101 shall be amended to add a new item W.:

W. Reduced Minimum Lot Width and Area in the R-4 District. Where a proposed parcel is located within a plat where the underlying platted lots are less than the minimum lot width required in the R-4 district and where the resultant lot width would be consistent with the character of the existing one-family neighborhood the minimum lot width may be reduced to the width of the underlying platted lot or 60 feet, whichever is greater. When a reduced lot width is permitted the minimum lot area shall be 7,000 square feet. Buildings on such reduced lots shall comply with the minimum setbacks and all other requirements not involving lot width or area otherwise applicable in the R-4 district.

STORMWATER MANAGEMENT POND LANDSCAPING REQUIREMENT

SECTION 8. Section 138-12.303.D shall be amended as follows:

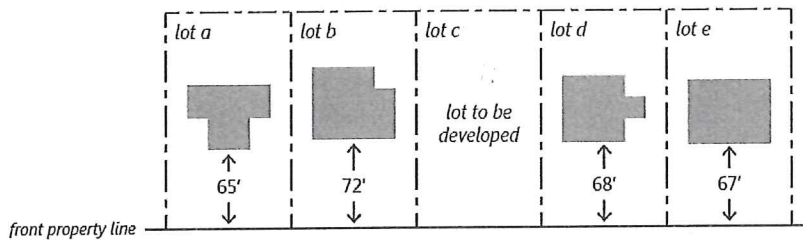
- D. A Type A perimeter greenbelt buffer shall be provided in accordance with Section 138-12.300 (Buffer Requirements) and the following:
 1. Plantings shall be clustered around the basin to achieve a variety of plant materials and to replicate a natural environment. Deciduous shade trees shall should be clustered around the south and west sides of the basin to provide shade and minimize solar heating of the water.
 2. Trees shall be planted above the freeboard line of the basin. Any plantings proposed below the freeboard line shall be tolerant of wet or moist soil conditions. The location of plant materials shall take into consideration the need to provide access for routine basin maintenance.

- 1 Administration & Enforcement
- 2 Admin. Org. & Procedures
- 3 Nonconformities
- 4 Zoning Dist. & Permitted Uses
- 5 **Schedule of Regulations**
- 6 Supplemental Dist. Standards
- 7 Planned Unit Development
- 8 Flex Business Overlay Districts
- 9 Natural Features
- 10 General Provisions
- 11 Parking & Loading
- 12 Landscaping & Screening
- 13 Definitions

Section 138-5.101 Footnotes to the Schedule of Regulations

- A. **Building Height Measurement.** In the R-1 through R-4 and RE districts, building height shall be measured from the average grade on the front façade of the building.
- B. **Established Building Line.** In the event that there is an established building line along a street (as determined by the official reviewing the application), the front yard and/or side street yard setback requirement shall be the established building line. The established building line is the average front yard setback minus 10 feet of adjacent dwellings within 200 feet of each side of the lot and on the same side of the street as the subject parcel, or 60 feet, whichever is less. Refer to the following illustration for an example of an Established Building Line calculation:

Established Building Line Calculation Example



Calculation of Established Building Line Setback for lot c:

The required setback when an established building line exists is the average of the existing setback minus 10 feet or 60 feet, whichever is less, on adjacent lots within 200 feet of the street. In our example, an established building line does exist, and so the minimum front yard setback requirement for lot c would be calculated as follows:

- lot a: 55 feet (65-10)
- lot b: 60 feet (72-10 = 62, so use 60)
- lot d: 58 feet (68-10)
- lot e: 57 feet (67-10)

The average setback is 55+60+58+57 = 230 divided by 4 = 57.5.

A minimum front yard setback of 57.5 feet would be required for lot c.

The front setback of an adjacent structure shall be measured at the shortest distance between the structure's exterior surface and the front lot line. In the event that any of the parcels located within 200 feet of the subject parcel is vacant, the minimum setback required by Section 138-5.100 shall be used as the front yard setback for that parcel in calculating the average setback.

Exceptions: If an established building line exists but the setback of the adjacent structures is greater than the minimum setback but less than 10 feet greater than the minimum setback, then the minimum setback for the district shall be the required setback. If an established building line exists that is less than the minimum setback for the district, then the minimum setback shall be the established building line without subtracting 10 feet from the setback of adjacent dwellings. In no case shall a front yard setback be reduced to less than 20 feet, regardless of the established building line, and in no case shall a garage door be located closer to the front property line than the minimum setback required in the zoning district by Section 138-5.200.

- C. **Corner Lots.** For corner lots, the side yard abutting upon a street shall not be less than 15 feet in the R-4 district and 25 feet in the R-1, R-2, R-3, and RE districts unless a larger setback is required by footnote B because neighboring houses on the side street have a front yard relationship to the side street.
- D. **Reduced Side Yard on Narrow Lots.** If the lot or parcel is less than 60 feet in width, one side yard may be reduced to five feet providing the total of the two side yards shall be a minimum of 15 feet.