

§ 154.142 FRONT SETBACK/YARD REGULATIONS.

(A) *Prevailing front setbacks/yards on partially or fully built-up blocks.* The following provisions apply to those legal lots of record on the date of adoption of this Chapter where application of the required front setback would be inconsistent with surrounding development and where indicated in Appendix B that the use of the prevailing front setback/yard is permitted.

- (1) Where there is a prevailing front setback, such prevailing front setback must be observed.
- (2) When there is no prevailing setback, the front setback distances in Appendix B shall apply.

(B) *Projections into front yards.*

- (1) An uncovered and unenclosed porch or paved terrace may project into the required front yard for a distance not exceeding ten (10) feet.
- (2) An enclosed vestibule containing not more than 40 square feet may project into the required front yard for a distance not exceeding four (4) feet.
- (3) Awnings may project into the required front yard for a distance not exceeding three (3) feet.

(C) *Corner lots.* The required front yard on a corner lot shall be observed on the frontage having the lesser dimension; the other frontage shall be considered a side yard (see separate rule for side yards).

(D) *Double frontage lots.* In cases where a subdivision lot was approved and legally in existence as of the effective date of the 2009 Comprehensive Amendments, and that lot extends through a block from one (1) street to another street and where a front setback/yard is

required from such streets, front setbacks/yards shall be provided along each street frontage. After the effective date of 2009 Comprehensive Amendments, no such “double frontage” lots shall be created.

(E) *Signs and poles.* When permitted in a district, signs or poles may be erected in a required front yard.

(F) *Motor fuel pump islands.* Motor fuel pumps and pump islands, including accompanying unenclosed canopies, may be located within a front yard in a district that permits motor fuel service stations; provided they are located not less than 25 feet from the street **ROW right-of-way** line.

(G) In no non-residential district shall accessory uses be located less than 25 feet from the boundary line of any lot zoned for residential uses.

(H) Notwithstanding the provisions above, under no circumstances are projections, poles, signs, structures, or items of any other kind that would impair or impede the views of motorists on adjacent streets, allowed in front yards.