

## 2.6 GENERAL REGULATIONS FOR LOTS AND YARDS

2.61 Obstruction to Vision at Street Intersections on Corner Lots - Corner lots in all districts, except the Central Business District, shall be free from all obstructions to traffic visibility between points seventy-five (75) feet, measured along the center line, from the intersection of the center lines. The requirements of this Section shall not be deemed to prohibit any necessary retaining wall.

2.62 Building Lines Setback - Except in the Central Business District, a building line to provide a front yard for all buildings and structures shall be established at a minimum distance of twenty-five (25) feet from the street right-of-way line. Except in cases of corner lots, variances may be granted where existing development on adjoining lots does not meet this requirement, but in no case shall this distance be less than fifteen (15) feet.

Once a setback line in an area of a subdivision is established, all buildings shall be built on this line. However, with the permission of the Planning Commission, setback lines in residential subdivisions may be varied ten (10) feet from the established setback lines, but shall not be closer to the street right-of-way than the established building line. Permission can only be granted if it is shown that the privacy of the homes and yards in question is maintained. The permission shall be recorded on the Final Plat. The Planning Commission may review the building construction plans, and require changes that will maintain privacy.

2.63 Setback Requirements for Corner Lots - In residential districts, if the building setback is greater than twenty-five (25) feet from the street right-of-way, a corner building either along its front or side, shall not be closer than the distance established for the building set-back line in that district. The requirements established in this subsection shall not apply to the Central Business District.

2.64 Regulations for Double-Frontage Lots - Double frontage lots shall, on both adjacent streets, meet the front yard requirements of the district in which they are located.

2.65 Application of Yards to One Building Only - No part of a yard required for any building may be included as fulfilling the yard requirements for an adjacent building.

2.66 Use of Yards for Accessory Buildings - No accessory buildings are permitted in front yards. They are permitted in rear or side yards according to the dimension and area regulations.