

PROPOSED CHANGES:

§ 247-26 Corner lots.
[Amended 8-2-1994]

- A. Both street sides of a corner lot shall be treated as front yards and shall maintain front yard setbacks from both streets, except that where the rear lot line of a corner lot coincides with the rear lot line of an adjoining corner lot, the exterior side yard setback for each shall be greater than 50% of the front yard setback. In this case, both yards are still considered as front yards.
- B. When a right-of-way for a future roadway connecting to back lands is reserved for developing lots on an existing road, the lots adjoining the right-of-way will be treated as a corner lots and must be large enough to maintain front yard setbacks from both street sides.
- C. Any proposed street adjoining an existing building lot must have at least an additional 15 feet of width from the edge of the street right-of-way adjoining the side lot of that building lot.
- D. Setbacks for Accessory Structures or Detached Garages on a corner lot shall be required to meet the minimum front yard setbacks specified in each zoning district from just one street side. The adjoining street side setback shall be required to meet the specified minimum setbacks for the primary dwelling.