

CORNER LOTS

Site Regulations: 8-2-3(i)

- Specific setbacks shall conform to requirements of each particular use district wherever possible
- If impossible to define specific setbacks:
 - Not closer than 1/5 of the width of the long street side
 - Not closer than the front yard setback on the short street side

Zoning Districts : 8-3-5 (R1); 8-3-6 (R2);8-3-7 (R3); 8-3-8(R4)

- Look at specific front yard and side yard setbacks for each residential district
- *The yard that meets the minimum front yard setback requirement is, by interpretation, the parcel's front yard.*

Accessory Uses and Structures

- Attached accessory buildings will comply with yard requirements of principal structure **8-12-1(c)(2)**
- Detached accessory structures shall not occupy any portion of the required front or side yards **8-12-1(c)(3)(a)**
- Detached accessory structures cannot encroach upon front yard setback or side street setback **8-12-1(c)(3)(c)**
- Detached accessory structures must be a minimum of ten (10) feet from principal structure **8-12-1(c)(3)(f)**
- **IN NO EVENT CAN THE DETACHED ACCESSORY USES BE FORWARD OF THE FRONT LINE OF THE PRINCIPAL STRUCTURE 8-12-1(c)(3)(f)**