

**Proposed Changes to Chapter 440, Zoning
To Clarify Corner Lot Requirements**

§ 440-9. Word usage; definitions.

YARD

An open space that lies between the principal building or buildings and the nearest lot line. See also "lot."

(1) YARD, FRONT

A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building to the closest point of the front lot line.

(2) YARD, REAR

A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

(3) YARD, SIDE

A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building.

§ 440-141. Dimensional and density standards.

All lots and structures must adhere to Table 13.3, Dimensional and Density Standards.

Zone	Minimum Lot Requirements			Minimum Yard <u>Setback</u> <u>Line</u> Requirements			Max. Height ¹ (feet)	Max. Lot Coverage ² (%)
	Lot Area (sq. ft.) ⁴	Width (feet)	Depth (feet)	Front ⁵ (feet)	Side (feet)	Rear (feet)		
[The remainder of the table has no changes and was omitted.]								

§ 440-143. Lot frontage.

- A. Street frontage of any lot shall be as specified in the dimensional and density standards of this article, measured along the right-of-way line.
- B. Double frontage lots. Double frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation.
- C. Corner lots have a front yard for each side that abuts upon a street and must meet the minimum front setback line requirements for each side of the lot that abuts upon a street (not to include alleys).