

CHAPTER 1153
Minimum Yard Requirements, Residence Districts

1153.01	Minimum yards.	1153.03	Minimum side yards.
1153.02	Minimum front yard (building lines).	1153.04	Minimum rear yards.

CROSS REFERENCES

Enforcement provisions - see P. & Z. 1123.03

1153.01 MINIMUM YARDS.

- (1) In a Residence District every building, structure and use, other than an accessory building, structure or use, shall have a front yard, two side yards and a rear yard.
- (2) Except as hereinafter provided in Chapter 1181 for Apartment and Business Districts, every building, structure and use, other than an accessory building, structure or use, shall have a front yard and a rear yard. (Ord. 54-42. Passed 4-29-54. Art. VII, §2)

1153.02 MINIMUM FRONT YARD (BUILDING LINES).

- (1) In all Residence Districts the building line for a lot abutting upon a street a existence on April 29, 1954 is hereby established on such lot as shown for such lot on the Zone Map No. 2 of the City of Bay Village, dated October 3, 1972.
- (2) In a First Residence District the building line of a lot abutting upon a street created after April 29, 1954, is hereby established on such lot seventy-five (75) feet from and parallel to the center line of such street.
- (3) In a Third Residence District the building line of a lot abutting upon a street created after April 29, 1954, is hereby established on such lot sixty-five (65) feet from and parallel to the center line of such street.
- (4) Whenever any lot in existence as such on April 29, 1954 is of such restricted area that it cannot be appropriately improved without constructing beyond the building line established by this Zoning Code for such lot, on special permit construction beyond such building line may be authorized to an extent necessary to secure an improvement of such lot appropriate to the surrounding neighborhood. (Ord. 78-142. Passed 12-18-78.)

1153.03 MINIMUM SIDE YARDS.

- (1) Except as provided in Subsection (3), in the First and Third Residence Districts the sum of both required side yards shall be not less than 30% of the width of the lot measured at the building line and neither side yard shall be less than established in the following line chart. In no case shall the sum of the widths of the two (2) side yards be required to exceed fifty (50) feet.

LOT WIDTH FROM AND UP TO	NEITHER LESS THAN
40' - 45'	6'
45' - 50'	6'
50' - 55'	6'
55' - 60'	7'
60' - 65'	8'
65' - 70'	9'
70' plus	10'

(2) Existing Principal Building Existing principal buildings with side yards of less than those specified in Section 1153.03 (1), an addition may be constructed provided that the new addition does not encroach into the existing side yard any further than the foundation sidewalls of the existing building as determined by the Building Director.

(3) The following projections into a side yard shall not be counted in determining the required side yards but shall be counted for all other purposes:

- (a) Chimney, provided however, that projection does not exceed two (2) feet.
- (b) Window sills, window seats, garden windows, bay windows, belt courses, cornices, roof overhangs and other ornamental features. Projection shall not exceed two (2) feet.
- (c) Non-weight bearing ornamental walls (wing walls) which do not exceed four (4) feet in height and two (2) feet in length.

(4) A corner lot in any district shall have a side yard abutting upon either street with a minimum depth of not less than one-fourth of the width of such lot or at least equal to the required front yard depth of such street, whichever depth is smaller.
(Ord. 04-77. Passed 6-29-04.)

1153.04 MINIMUM REAR YARDS.

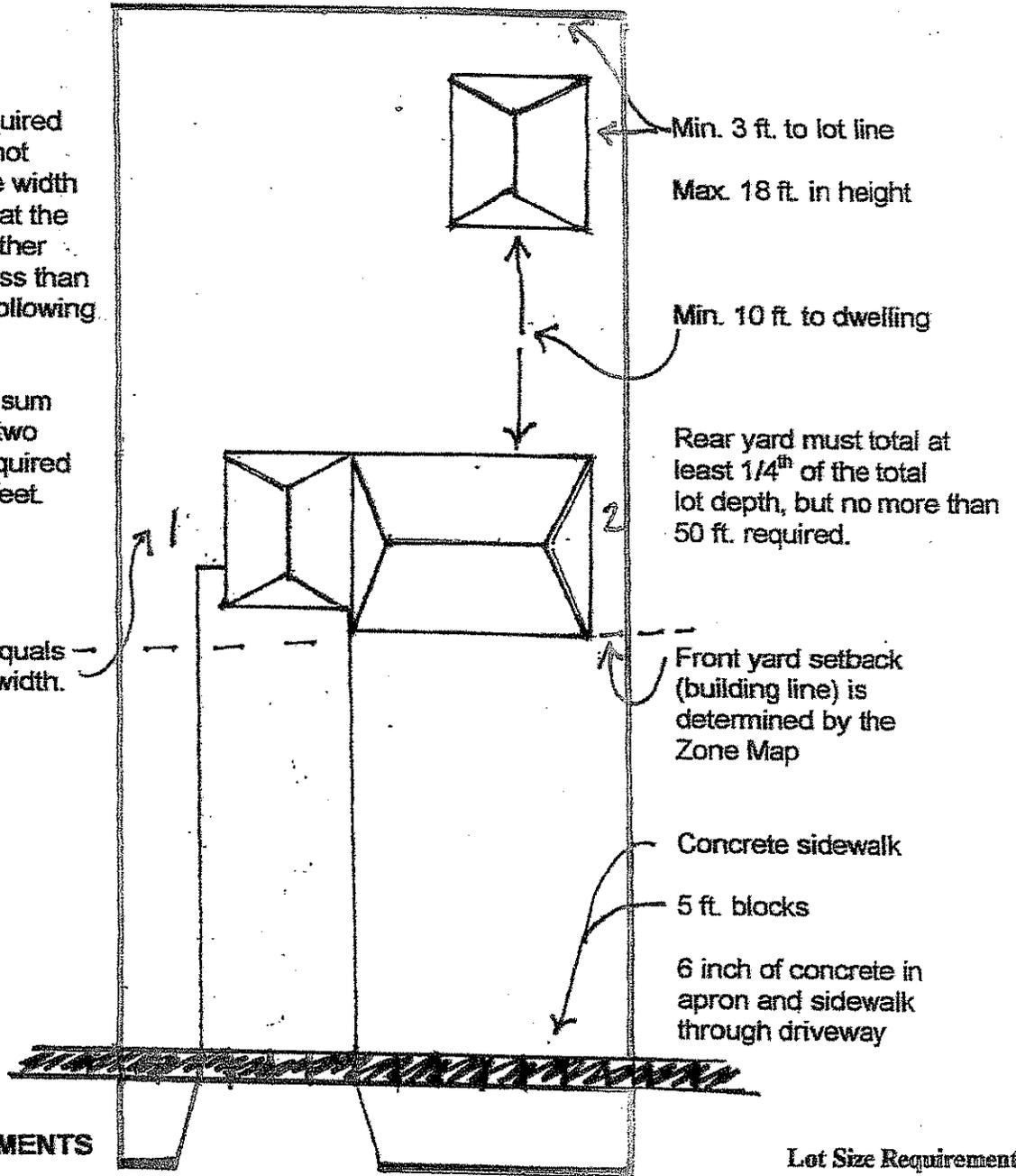
In a First Residence District and Third Residence District the depth of a required rear yard shall equal at least one-fourth of the depth of the lot, provided, however, that such depth shall not be required to exceed fifty (50) feet. (Ord. 78-142. Passed 12-18-78.)

DWELLING PLACEMENT

The sum of both required side yards shall be not less than 30% of the width of the lot measured at the building line and neither side yard shall be less than established on the following line chart.

In no case shall the sum of the widths of the two (2) side yards be required to exceed fifty (50) feet.

Side 1 plus side 2 equals 30% of the total lot width.



SIDE YARD REQUIREMENTS

LOT WIDTH FROM AND UP TO	NEITHER LESS THAN
40' - 45'	6'
45' - 50'	6'
50' - 55'	6'
55' - 60'	7'
60' - 65'	8'
65' - 70'	9'
70' PLUS	10'

Lot Size Requirements

Residence District 1 14,700 sq. ft. (C.O. 1155.01)
(70' x 210')*
Residence District 3 7,500 sq. ft. (C.). 1155.02)
(50' x 150')*

*C.O. 1155.05

See C.O. 1155.04 - Exceptions on older lots.

Lot must abut street by its full frontage.