

## TR25-07 - Draft ordinance changes:

Modifying Section 118-1. "Definitions" to add:

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**Usable excess yard area.** Any open space within the front or side yards beyond the minimum required setbacks.

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Modifying Section 118-613. "Rear yard regulations" as shown:

### § 118-613 **Rear yard regulations.**

No building, structure or use shall hereafter be located, erected, or altered so as to have a smaller rear yard than hereafter required by this chapter, and no rear yard existing at the time of passage of this chapter shall be reduced below the minimum set forth in the primary district regulations contained in article IV of this chapter. Furthermore:

**(1)** Where a rear yard building line has been established by plat or ordinance and such line requires a rear yard setback greater or lesser than is prescribed by this chapter for the district in which the building line is located, the required rear yard shall comply with the building line established by such plat or ordinance.

**(2)** The rear yard shall be measured from the rear property line to the nearest rear face of the building or attached accessory building. Rear yard depth shall be measured at right angles from the rear property line to the nearest face of the building.

**(3)** Eaves and roof extensions may project into the required rear yard for a distance not to exceed 24 inches. The ordinary projection of window sills and cornices having no foundation may project into the required rear yard for a distance not to exceed 18 inches.

**(4)** Every part of a required rear yard shall be open and unobstructed by any building except for accessory buildings as permitted herein.

**(5)** To encourage flexibility in site design, usable excess yard area may be credited against the required rear yard open space on an equivalent square footage basis. This credit shall not permit the reduction of the rear yard open space to an area smaller than ten percent (10%) of the total lot area, nor should it be construed in any way to have the ability to reduce a required setback.