

### **30-5.6 Building Site, Areas and Easements**

- a. Exceptions for Non-Conforming Lots. Any lot of record that does not conform to current lot area, width, depth, and/or frontage requirements is subject to the following minimum required yards, unless a smaller yard is required by the current regulations.
  1. Interior Lots. The following regulations apply to non-conforming interior lots.
    - A. Front Yard. The front yard of a lot less than one hundred (100') feet deep shall be equal to the average of the setback of the adjoining properties having the same frontage. In computing the average, any adjoining setback greater than twenty (20') feet shall be considered as twenty (20') feet; provided, further, that in the absence of a building on the adjoining property, such property shall be assumed to have a setback of twenty (20') feet.
    - B. Rear Yard. The rear yard of a lot less than one hundred (100') feet deep shall be twenty (20%) percent of the average lot depth of the subject lot, but in no case less than twelve (12') feet.
  2. Corner Lots. The following regulations apply to non-conforming corner lots.
    - A. Front Yard. As regulated in paragraph a.1.A. except that on the street-side side yard the adjoining setback shall be assumed to be twenty (20') feet.
    - B. Rear Yard. As regulated in paragraph a.1.B.