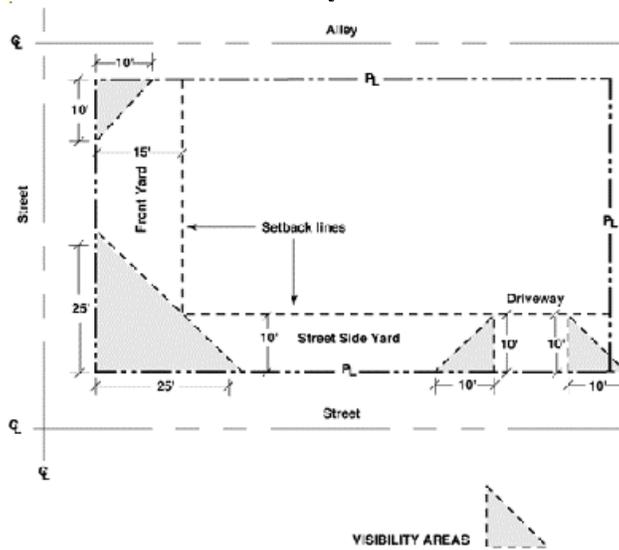


- (c) For *visibility areas* at the intersection of a *street* and driveway, one side of the triangle extends from the intersection of the *street* and the driveway for 10 feet along the *property line*. The second side extends from the intersection of the *street* and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two.
- (d) Where the required front and street side yards measure less than 25 feet when combined, that measurement or 15 feet, whichever is greater, establishes the *visibility area* at the street intersection.

Diagram 113-02RR
Visibility Area



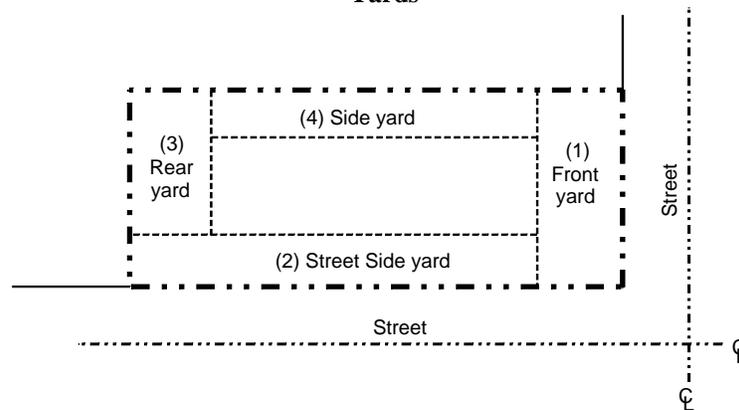
(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)

§113.0276 Determining Yards

- (a) *Yards* are determined in the hierarchy described below and shown in Diagram 113-02SS:
 - (1) *Front Yard*. The front yard is determined first. It is the area between the front *property line* and the front *setback line* and extends the full width of the *lot*.
 - (2) *Street Side Yard*. The street side yard, when applicable, is determined next. It is the area between the street side *property line* and the street side *setback line* that extends along the depth of the *lot* from the front *setback* to the rear *property line*. It does not include the front yard.

- (3) *Rear Yard.* The rear yard is determined after the front and street side yards. It is the area between the rear *property line* and the rear *setback line* that extends along the width of the *lot* between the rear *property line* and the rear *setback*. It does not include the street side yard if one exists.
- (4) *Side Yard.* The side yard is determined last. It is the area between the side *property line* and the side *setback line* that extends along the length of the *lot* from the front *setback* to the rear *setback* along the side *setback line* parallel to the side *property line*.

Diagram 113-02SS
Yards



- (b) Those portions of *underground parking structures*, first stories, and *basements* lying more than 3 feet above *grade* are subject to all yard requirements.
- (c) Those portions of *underground parking structures*, first stories, and *basements* lying between 0 and 3 feet above *grade* are subject to front yard and street side yard requirements in those zones that require landscaping in the front and street side yards.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)