

lot, which is within 35 feet from the street line abutting the rear lot line; or upon a front yard, except as permitted herein for specific uses.

Section 6 - Yards, General

- a. All yards and other open spaces allocated to a building (or group of buildings comprising one principal use) shall be located on the same lot as such building. The maintenance of yards and other open space and minimum lot area legally required for a building shall be continuing obligation of the owner of such building or of the property on which it is located, as long as the building is in existence. Furthermore, no legally required yards, other open space or minimum lot area allocated to any building shall, by virtue of change of ownership or for any other reason, be used to satisfy yard, other open space, or minimum lot area requirements for any other building
- b. No improved lot shall hereafter be divided into two or more lots and no portion of any improved lot shall be sold unless all improved lots resulting from each such division or sale shall conform with all the applicable regulations of the zoning district in which the property is located.
- c. No yards, now or hereafter provided for a building existing on the effective date of this ordinance, shall subsequently be reduced below or further reduced if already less than the minimum yard requirements of this ordinance for equivalent new construction.

Section 7 - Permitted Obstructions in Required Yards

The following shall not be considered to be obstructions when located in the required yards specified:

- a. In Any Yards: Marquees and awnings adjoining the principal building over-hanging roof eaves; chimneys, if they do not exceed 10 per cent of the depth of the yard; and ornamental light standards, flag poles, arbors, trellises, trees, shrubs, coin-operated telephones, permitted signs and outdoor fuel dispensing equipment. On corner lots, obstructions not higher than 30 inches above curb level, if located in that portion of a required front yard or side yard situated within 20 feet of the lot corner formed by the intersection of any two street lines.
- b. In Side Yards: Open accessory off-street parking spaces, except in a side yard abutting a street.
- c. In Rear Yards: Enclosed, attached or detached off-street parking spaces; open off-street parking spaces; accessory sheds, tool rooms or any similar structures customarily accessory to the principal use; balconies, breezeways and open porches; and fire escapes not to extend more than 6 feet into the required yards.