

YARD: A required open space other than a court, unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the grade of the lot upward, provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

YARD, FRONT: A yard extending between side lot lines across the front of a lot adjoining a public street.

In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the administrative official may waive the requirement for the normal front yard and substitute therefore a special yard requirement which shall not exceed the average of the yards provided on adjacent lots.

In the case of corner lots, a front yard of the required depth shall be provided on the frontage facing the street with the greatest traffic volume as determined by the administrative official, and where possible in accordance with the prevailing yard pattern; and a second front yard of half the depth required generally for front yards in the district shall be provided on the other frontage.

In the case of corner lots with more than two frontages, the administrative official shall determine the front yard requirements, subject to the following limitations: (1) At least one front yard shall be provided having the full depth required generally in the district; (2) No other front yard on such lot shall have less than half the full depth required generally.

Depth of required front yards shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such rounding. (See illustrations at 21-124.2 of this Section.)

YARD, SIDE: A yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line to the point on the lot farthest from the intersection of the lot line involved with the public street. In the case of THROUGH LOTS, side yards shall extend from the rear lines of front yards required. In the case of CORNER LOTS, yards remaining after full and half-depth front yards have been established shall be considered side yards.

Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel

with the side lot line. (See illustrations at 21-124.2 of this Section.)

YARD, REAR: A yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards.

Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the rear lot line. (See illustrations at 21-124.2 of this Section.)

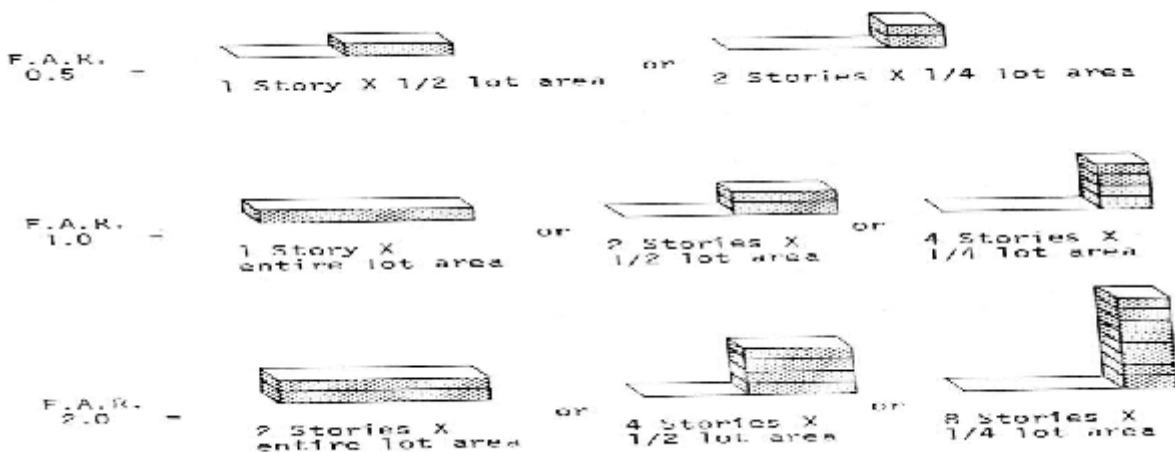
YARD, SPECIAL: A yard behind any required yard adjacent to a public street, required to perform the same functions as a side or rear yard, but adjacent to a lot line so placed or oriented that neither the term "side yard" nor the term "rear yard" clearly applies. In such cases, the administrative official shall require a yard with minimum dimensions as generally required for a side yard or a rear yard in the district, determining which shall apply by the relation of the portion of the lot on which the yard is to be located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas thereon. (See illustration at 21-124.2 of this Section.)

ZONING BOARD OF APPEALS shall mean the Zoning and Planning Commission of the City of Mt. Vernon.

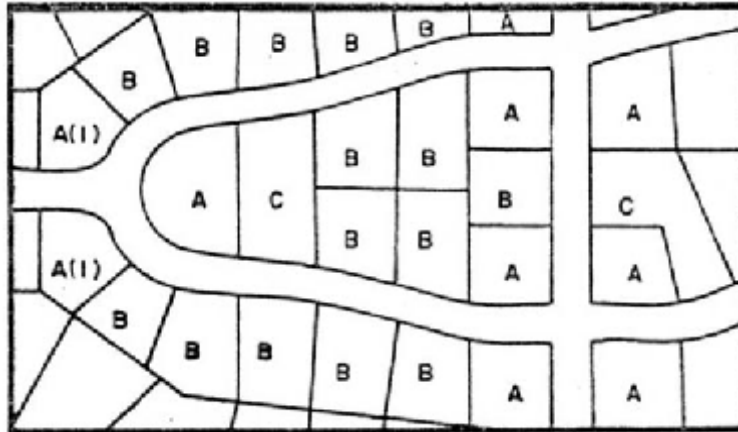
21-124.2 Illustrations -

FLOOR AREA RATIO (F. A. R.): The following drawings illustrate how Floor Area Ratio is determined in its most simple form. Setbacks (which will determine the building area) must be indicated initially prior to application of F. A. R. for the appropriate district in this ordinance.

RATIO OF FLOOR AREA TO LOT AREA



LOT TYPES: The following diagram illustrates portions of a contemporary, conventional subdivision and the various lot types as defined in this ordinance.



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CORNER LOT: A lot located at the intersection of two or more streets. See lots marked A in lot type diagram. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost point of the side lot lines to the foremost point of the lot (or an extension of the lot where it has been rounded by a street radius) at an interior angle of less than 135 degrees. See lots marked A(1) in lot types diagram.

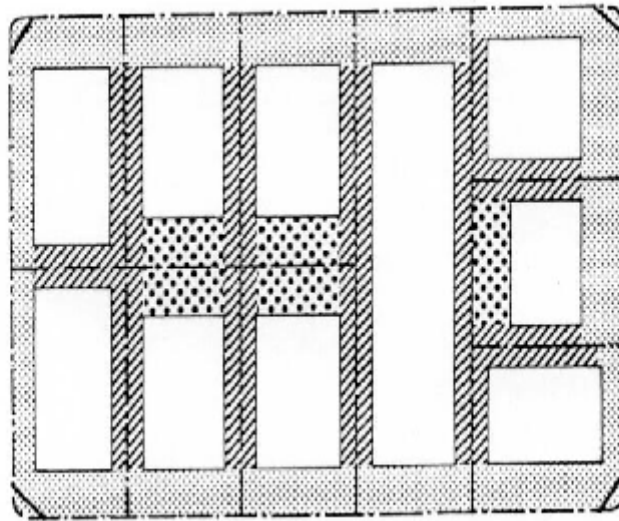
INTERIOR LOT: A lot other than a corner lot with only one frontage on a street other than an alley. See lots marked B in lot types diagram.

THROUGH LOT: A lot other than a corner lot with frontage on more than one street other than an alley. Through lots with frontage on two streets may be referred to as double frontage lot. See lots marked C in lot type diagram.

YARD MEASUREMENTS: The drawings on this and the following page illustrate typical yard requirements of a residential zoning district.

YARDS shall be measured in the following sequence:

1. Front,
2. Side,
3. Rear,
4. Special (if applicable)



EXAMPLE OF RECTILINEAR TYPE LOT LAYOUT FOR R-1 DISTRICT

LEGEND



Buildable Area



Front Yard - 25', plus 1/2 of 25' on additional front yard on corner lots



Side Yards - 10% of lot width (shall not be less than 8' and need not be more than 15')



Rear Yards - 25 feet

50 0 50 100 200

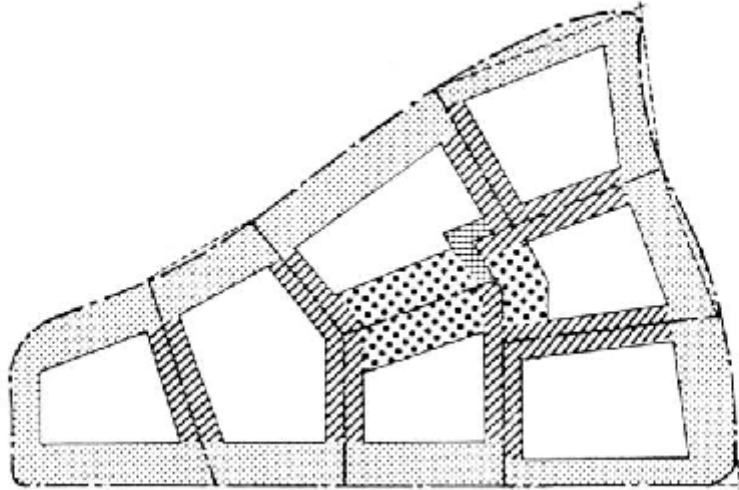
Scale








----- Lot Line


———— Line which must not be encroached upon on corner lots between the height of 2 1/2 ft. to 10 ft. above the center-line grades of intersecting streets. (21-109.1 of this ordinance)

EXAMPLE OF CURVILINEAR TYPE LOT LAYOUT FOR R-1 DISTRICT



LEGEND

-  Buildable Area
-  Front Yards
-  Side Yards
-  Rear Yards
-  Special Yards

- 50 0 50 100 200
- Scale 
- Lot Line
- Front yard measurement line
for curvilinear Right-of-Way
line