

SECTION 8-301: SET BACK LINES

To provide for the orderly growth of the Village and for purposes of fire prevention, utility placement and general welfare of the Village residents, the following building set back lines be and hereby are established:

BUSINESS DISTRICT:

- A. Front Yard: A business building may be constructed up to the front property line or in line with the front of other business buildings along such street if such buildings are not constructed on the front property line.
- B. Side Yard: A business building may be constructed up to the side lot line so long as such business is protected by a fireproof wall from any adjacent building. If not protected by a fireproof wall, then no building shall be constructed closer than 10 feet of the side lot line.
- C. Rear Yard: A business building may be constructed up to the rear lot line.

RESIDENTIAL DISTRICT:

- A. Front Yard. No residential or other building shall be constructed closer than 20 feet from the front lot line of the property unless the adjacent residential properties are closer than 20 feet of the front lot line, in which event the residual or other building to be constructed may be constructed in line with the other adjacent buildings.
- B. Rear Yard. No residential or other building shall be constructed closer than 5 feet from the back lot line of the property, unless application is made for construction of a garage with its doors opening onto the alley. In this event such garage shall not be constructed closer than 15 feet from the alley right of way.
- C. Side Yard. No residential or other building shall be constructed closer than 10 feet from the side lot line of the property.