200-13. YARD REQUIREMENTS. No structure shall be placed in the front, side, or rear yard setback areas pursuant to the appropriate lot lines as specified in § 200-12C specified for each use in Articles IV and Articles VII of this chapter, except where specifically permitted below or in other sections of this chapter.

D. Where a lot abuts upon a street, including private streets, with a right-of-way of less than 50 feet in width, the front yard setback shall be measured from a line parallel to and 25 feet from the center line of the street carway.

E. Fences, hedges and walls are permitted in any yard setback area unless otherwise restricted or prohibited by other provisions of this chapter. (See also § 200-50D, Residential site plan review: Additional site regulations.)

F. Balconies, bay windows, chimneys and flues, columns, cornices and eaves, fire escapes, gutters and downspouts, sills, unenclosed porches, decks, patios, steps and stairs, mechanical/HVAC systems, window wells, utility meters/panels and Bilco® doors may project into the specified yard setback areas of a lot, but not more than three feet.

G. On corner lots, nothing, including structures, fences, walls and vegetation, shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of 2 1/2 feet and 10 feet above the center-line grades of the intersecting streets and within an area bounded by the street right-of-way lines of such corner lots and a line joining points on these street right-of-way lines 25 feet from their intersection.

H. On a flag lot in which the "pole" portion of the lot is less than the minimum required at the building setback line, the front yard setback shall be a line based on the front lot line of the "flag" extending between both side lot lines.

I. On a triangular lot, the rear yard setback shall be based off of a line parallel to the front lot line no less than 10 feet long lying within the lot and farthest from the front lot line.

J. Buffer yards. A landscaped yard shall be required between zoning districts to buffer impacts of more intensely used adjacent zoning districts, such as noise, dust, lighting glare, heat, traffic, building bulk and height, storage areas and impervious surface areas. Buffer yards shall be regulated as follows:

1. Buffers shall be required between zoning districts which shall be provided at the time of development, except where the district boundary is coterminous with a public street. The following table shall specify the type of buffer yard required. Editor's Note: The Table of Buffer Yards is included at the end of this chapter.

2. The landscape material shall be installed at the time of development for the full length of the boundary in accordance with § 200-36, Landscaping, buffering and screening.

3. The buffer yard shall be installed independent of any buffer yard that may be located in adjoining zoning districts.

K. Accessory structures. No more than two storage sheds, as qualified by § 200-11A, Accessory uses, per property may be built or placed within the five-foot reduced setback. Wood decks or porches not enclosed or covered are permitted up to 15 feet into the rear yard setback area. The total area within the referenced setback shall be no greater than 240 square feet. That portion of the deck in compliance or out of the setback shall have no limit on size. See also § 200-33, Outdoor storage.

200-11A, USE REGULATIONS. (6). Small accessory buildings of not more than 144 square feet in ground floor area and 10 feet in height are permitted in the side and rear yard setback areas, provided that they are not placed closer than five feet to any lot line. Said building shall not be used for an automobile garage. See also §§ 200-13K and 200-33.
Township of College

Illustration of Lot, Yard, and Street Terms