

460 ADDITIONAL LOT FRONTAGE REQUIREMENTS

461 LOT FRONTAGE ON IMPROVED STREETS REQUIRED

No lot shall be located on a street unless said street is an approved public or private street as recorded on an approved subdivision plat in the office of the Sandusky County Recorder. An approved street is one which is physically present in terms of but not restricted to pavement, drainage, etc. No zoning permit shall be issued for any lot unless the above-mentioned conditions are met.

470 ADDITIONAL YARD REQUIREMENTS

471 YARD REQUIREMENTS FOR CORNER LOTS

The front yard requirements for corner lots shall be the same as the normal district front yard requirements for both sides of the lot fronting upon the intersecting streets. The front yard requirements may be waived for one side of the lot, provided said lot does not adjoin another front yard or undeveloped land.

472 YARD REQUIREMENTS FOR DOUBLE FRONTAGE LOTS

For interior lots fronting on streets, the front yard requirements shall apply to both sides of the lot fronting upon the streets.

480 ADDITIONAL GENERAL REGULATIONS

481 BASEMENT AND GARAGE RESIDENCE

No use, for residential purposes, temporary or otherwise, shall be made of any basement or garage unless such use is conducted in a portion of an attached, existing principal dwelling and all other requirements of this Resolution are met.

482 REDUCTION OF REMAINDER LOT BELOW MINIMUM ZONING REQUIREMENTS

Whenever a new lot is created, the remainder lot or parcel shall not be reduced below the minimum dimensional requirements for the district in which the new lot and the remainder lot are located unless a variance is granted by the Board of Zoning Appeals as described herein.