Sight Lines on Corner Sites

10.1.47 A sight triangle is a triangle formed by a straight line drawn between two (2) points on the exterior property lines of the said site 6.0 m (19.69 ft) from the point where they intersect. On any corner site, no person shall erect, place, or maintain within the sight triangle a wall, fence, shrub, tree, hedge, or any object that may adversely impact the line of sight required for the safe flow of vehicular traffic over 1.0 m (3.3 ft) in height above the lowest street grade adjacent to the intersection.

Figure 10.1.2: Sight Triangle

10.1.48 On any corner site, no finished grade shall exceed the general elevation of the local road by more than 0.60 m (2.0 ft) within the area defined as a sight triangle.

Yards

10.1.49 When a parcel has more than one (1) front yard (corner parcel), the front yard requirement shall apply to all front yards, but, at the discretion of the Development Authority, one front yard may be considered a side yard.

10.1.50 In the case of a corner parcel, the front yard shall be the narrower of the two Frontages. If they are equal, it shall be at the discretion of a Development Officer.

Figure 10.1.3: yard Definitions

10.1.51 Where a corner site comprises more than one parcel, the front yard of the site shall be taken on the same road as the front yard of the corner parcel.

10.1.52 A Development Officer may require a corner site to provide additional front yard than is required by the district having regard for the orientation and access of the development and adjacent properties.

Objects Restricted in Yards

10.1.53 No residential parcel shall contain: