

**Sec. 8-3054. Reduction of front yard setback requirements.**

In any R district, C-A district, C-M district, C-R district, B-C-1 district and B-B district where the average setback distance for existing buildings on all lots located wholly or partly within 200 feet of any lot, and within the same zoning district and fronting on the same side of the same street as such lot, is less than the minimum setback required in such zoning district, the setback on such lot may be less than the required setback but not less than the existing average setback distance for all lots within 200 feet. When lots within 200 feet are vacant, such vacant lots shall be considered as having the minimum required setback for the purpose of computing an average setback distance.