

Sec. 5-3 Reduction of Front Yard Setback Requirements.

In any R district, where the average setback distance for existing buildings on lots 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 required setback, but not less than the existing average setback distance for all lots within the 200 feet. When lots within the 200 feet are vacant, said vacant lots shall be considered as having a minimum required setback for the purpose of computing an average setback distance.