

8.3 Additions

Additions in the street yard of existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

8.4 Average Street Yards

The required street yards may be decreased in any residential or business districts to the average of the existing street yards of the abutting structures on each side, but in no case shall the street yard be less than fifteen feet (15') in any residential district and five feet (5') in any business district.

8.5 Special Setbacks

The setback requirements in each district shall be modified so as to provide that the minimum setbacks for any district shall be the greatest distance from the lot line as set forth in each district or:

- a. All county and state highways a setback of seventy-five feet (75') from the center of the road or forty-two feet (42') from the lot line, whichever is greater.
- b. All town roads and highways on the official map of the City of Sheboygan or the Town of Sheboygan, a setback of sixty feet (60') from the center of the road or thirty feet (30') from the lot line, whichever is greater.
- c. Where the location of two (2) or more highways of different classifications are coincidental, the greater setback shall apply.
- d. Where easements exist for the purpose of access to other properties, setbacks shall be determined from the edge of easement and not the property line; on all other easements, setbacks shall be determined from the property line.

8.6 Corner Lot Setbacks

The setback requirements for each corner lot shall not be less than thirty feet (30') from each existing or planned street right-of-way line unless greater restrictions apply.

8.7 Street Grades

All structures shall conform to street and building site grades as established by the Town.