12.28-5 EXISTING VACANT NON-CONFORMING LOTS In any residential, upland conservancy or agricultural district, a one-family detached dwelling and its accessory structures may be erected on any vacant nonconforming lot provided that all requirements of the Village Ordinances are met:

(a) Non-conforming lots shall have the following minimum width, area and setbacks:

Lot

Width:
Minimum 40 feet (public sewerage)
50 feet (private sewage system)

Area:
Minimum 4,000 square feet (public sewerage)
6,000 square feet (private sewage system)

Setbacks:
Street - The minimum required in the district except as provided in Section 12.27-3 of this ordinance

Rear - Minimum 25 feet from lot line

Side - Minimum 16% of the lot width on each side, but not less than 5 feet from lot line

(b) Non-conforming corner lots shall have the minimum setback requirements:

Lot Width 40 feet through 49 feet
Setbacks:
Primary street yard – minimum as required in the district
Secondary street yard – 26% of the lot width Side yard – 12.5% of the lot width
Rear yard – 25 feet

Lot Width 50 feet through 59 feet
Setbacks:
Primary street yard – minimum as required in the district
Secondary street yard – 32% of the lot width Side yard – 16% of the lot width
Rear yard – 25 feet

Lot Width 60 feet through 65 feet
Setbacks:
Primary street yard – minimum as required in the district
Secondary street yard – 38% of the lot width Side yard – 10 feet
Rear yard – 25 feet

(c) Driveways shall be a minimum of twenty (20) feet in length starting from the right of way line and shall access a town road rather than a county or state trunk highway.