Sec. 9. Side Yards in Residence Districts.
In a residence district, for every building erected, there shall be a side yard along each lot line other than a street line or a rear line. Each dwelling shall be deemed a separate building and shall have side yards as above prescribed.

At least 30 per cent of the width of each lot shall be devoted to side yards, provided not more than 30 feet need be so devoted. The least dimension of a side yard shall not be less than 15 feet in a Class R-1 district; not less than 12 feet in a Class R-2 district; and not less than 10 feet in a Class R-3 district.

Sec. 10. Rear Yards in Residence Districts.
In a residence district for every building erected shall have a rear yard. In a residence district the least dimension shall be at least 15 per cent of the depth of the lot, but such least dimension need not be more than 30 feet.

Forty per cent of the area of the rear yard may be occupied by a one-story accessory building not more than 15 feet in height.

And provided that on a corner lot the rear line of which is identical with the side line of an interior lot, no such accessory building, if detached from the main building, shall be erected nearer than 50 feet to any street line, nor nearer than 15 feet to the side line of such adjacent lot.

Sec. 12. Front Yards in Residence Districts.

(a) Between a front yard line as herein established and the street line no building or portion of a building other than a fence may be erected.

(b) In a residence district front yard lines are hereby established as follows:

1. On a street frontage on either side of a street where 50 percent of such frontage between two intersecting streets, exclusive of that part thereof which is improved with buildings at the street line and exclusive also of the side line of a corner lot, is improved with residence buildings which are set back from the street line, the front yard line shall be the distance back from the street line equal to the average distance of existing residence buildings back from the street line.

2. On a street frontage on either side of a street between two intersecting streets, in a district zoned as a class R-1 district where the front yard line is not established by the provisions of subdivision (b)1 of the section, the distance of the front yard line back from the street line shall be 40 percent of the average depth of the lots constituting such street frontage, but such distance back from the street line need not be more than 100 feet.
3. On a street frontage on either side of a street between two intersecting streets, in a district zoned as a **Class R-2 district** where the front yard line is not established by the provisions of subdivision (b)1 of this section, the distance of the front yard line back from the street line shall be 40 percent of the average depth of the lots constituting such street frontage, but such distance back from the street line need not be more than **75 feet**.

4. On a street frontage on either side of a street between two intersecting streets, in a district zoned as a **Class R-3 district** where the front yard line is not established by the provisions of subdivision (b)1 of this section, the distance of the front yard line back from the street line shall be 40 percent of the average depth of the lots constituting such street frontage, but such distance back from the street line need not be more than **60 feet**.

5. The words “existing building” as used in this section shall be taken to mean any building for which a building license has been lawfully issued and on which work has been begun and completed up to the first floor.

6. The **unit** for determining the percent of frontage between two intersecting streets for the purpose of determining the front yard line regulations herein established shall be the **lot** in a subdivision or addition comprising such frontage or a part thereof, the plat for which has been regularly filed for record in the office of the Recorder of Marion County, Indiana; or if no such plat has been so filed for record then such unit for frontage shall, for the purpose hereof, be considered to be a parcel of ground 100 feet in width in the Class R-1 district and 75 feet in width in all other districts, whether all of said frontage is owned by one or more persons. Only such lots or parcels as are actually occupied by residence buildings shall be considered as improved frontage in determining the front yard line for any block or part thereof.