

**City of Eureka**  
**Corner Lots & Reversed Corner Lots**  
*Residential Zone Districts*

**Definitions**

**CORNER LOT:** A site bounded by two or more adjacent street lines which have an angle of intersection of not more than 135°.

**REVERSED CORNER LOT:** A corner lot the side line of which is substantially a continuation of the front property line of the first lot to its rear.

**KEY LOT:** The first interior lot to the rear of a reversed corner lot.

**Applicable Regulations**

§ 155.029 (A) The side yard setback on the street side of a Corner Lot in an R District shall be not less than 10 feet.

§ 155.029 (B) On a Reversed Corner Lot the minimum rear yard may be not less than the side yard prescribed in said zoning schedule, provided that the side yard adjoining the street shall be not less than the required front yard on the adjoining key lot.

**Garages & Carports**

§ 155.028 (A) The minimum front yard for a garage, carport, or off-street parking space required to serve a dwelling unit in an R District shall be 20 feet, except that if the garage, carport, or off-street parking space is entered parallel to the street from which it has access, the minimum front yard shall be the same as the front yard otherwise required on the site.

*Please note that the 25' rear yard setback shown in the diagram below is for Corner Lots in the RS-6000 zone district. For the RM-1000 and RM-2500 zone districts, the rear yard setback on a Corner Lot is 20'.*

**Diagram**

C=Corner Lot RC=Reversed Corner Lot

