Public Notices

in width and containing not less than five thousand (5,000) square feet in area, but in no case shall a two-family dwelling, or multiple family dwelling, occupy a site which provides less than twelve thousand and fifty (1,250) square feet of land area per family or housekeeping unit.

F. Front Yard Required:

There shall be a front yard of a depth not less than that required in an R-1 Zone.

G. Side Yard Required:

There shall be side yards, the width of each to be not less than that required in an R-1 Zone.

H. Rear Yard Required:

There shall be a rear yard not less than ten (10) feet.

I. Distance Between Buildings:

No detached dwelling, or other main building, shall be less than ten feet (10') from the rear of, and ten feet (10') from the side of, any other detached dwelling, or main building on the same building site. Sec. 14, Para. D, Sub-Para. 3.

SECTION 5. R-4—UNLIMITED MULTIPLE-FAMILY RESIDENCE

No building, structure, improvement or premises shall be used and no building, structure, or improvement shall be erected, constructed established, altered or enlarged in Zone R-4, which is designed, arranged or intended to be occupied or used for any purpose other than the following:

A. Any use permitted in Zones R-1, R-2, R-3.

B. Libraries, museums not operated for profit, schools, colleges, parks, or recreational buildings.

C. Hotels, institutions of education and philanthropic nature (except music,dancing and trade schools), provided that no correctional and mental institutions be established, maintained or operated; police and fire stations; lodge halls; post offices; private clubs; railroad passenger stations; bus stations; telephone exchanges; homes for the aged; boarding homes and homes for children.

D. Auxiliary Uses in Zone R-4: The provisions of this Ordinance shall not be deemed or construed to prohibit in Zone R-4 the auxiliary uses hereinafter in this section enumerated in the event that such auxiliary uses do not alter the character of the premises in respect to their uses for the purpose permitted in Zone R-4, to-wit:

1. Public dining room or restaurant located in a hotel.

2. The operation of the necessary facilities and equipment in connection with schools, colleges, universities or hospitals.

3. A news or refreshment stand or restaurant in connection with a passenger station.

4. Recreation or service building in a public park or public playground.

E. Building Height Limit:

The maximum building height shall be fifty (50) feet.

F. Lot Area:

The minimum building site area shall be one (1) lot, or parcel of land not less than fifty feet (50') in width and containing not less than five thousand (5,000) square feet in area, but in no case shall four separate single-family dwellings be erected on one lot, which provides less than twelve hundred and fifty (1,250) square feet of land area per family or housekeeping unit. Any building housing three (3) families or more shall have a lot area of not less than five hundred (500) square feet per family, provided however, that these regulations shall not apply to hotels, apartment hotels or bachelor apartments, where no cooking facilities are provided in any individual room, suite or apartment.

G. Front yard required:

There shall be a front yard of a depth not less than that required in an R-1 Zone.

H. Side Yard Required:

There shall be side yards, the width of each to be not less than that required in an R-1 Zone, for buildings used as multiple dwellings, apartments or living quarters, and not exceeding three (3) stories in height. For such buildings exceeding three (3) stories in height, each required side yard shall be increased one (1) foot for each additional story above the third floor, except that this increase does not apply to the side yard on the street side of a corner lot, which need not be over ten (10) feet.

I. Rear Yard Required:

There shall be a rear yard not less than ten (10) feet in depth.

J. Distance Between Buildings:

No detached dwelling or other main building shall be less than ten (10) feet from the rear of, and ten (10) feet from the side of, any other detached dwelling or main building on the same building site. Sec Sec. 14, Par. D, Sub-Par. 3.

SECTION 5. A-1—LIGHT AGRICULTURE

No building, structure, improvement or premises shall be used and no building, structure, or improvement shall be erected, constructed, established, altered or enlarged in Zone A-1, which is designed, arranged or intended to be occupied or used for any other purpose other than the following:

A. Any use permitted in Zone R-1 (Single-family Residential).

B. Accessory buildings and uses incidental to a single-family dwelling when placed upon the same lot or parcel of land and not used or operated commercially, including: private garages; stable or shed for the housing of domestic animals; children's playhouse; lathe or greenhouse; tool shed; work shop; servants' quarters provided no kitchen or kitchen facilities are included therein.

C. The following light agricultural uses:

1. Farms devoted to the hatching, raising, fattening, or marketing on a commercial scale of chickens, turkeys or other fowl or poultry; rabbits, fish, or frogs; two (2) cows, two (2) sheep, two (2) goats, two (2) privately owned riding horses; mink or chinchilla farms; provided that no building or pen shall be housed or maintained less than thirty-five (35) feet from any window or door of any residence or other building used for habitation of human beings. However, nothing in this section shall be construed to permit the keeping, raising or feeding of pigs, hogs or swine.

2. Apiaries, aviaries, mushroom culture, orchards, aviaries, or the raising of field crops, tree crops, berry crops, bulb crops, or vegetables or flower gardening on a commercial scale.

D. Water pumping plants and reservoirs; electric sub-stations; broadcasting plants.

E. Schools; churches; playgrounds; golf; swimming pools; riding stables or country clubs, but not including riding academies, race tracks, boxing, wrestling or other athletic arenas.

F. One temporary stand, exclusively of wood or frame construction (except the floor), for the display and sale of the products of any of the above permitted uses produced upon the premises upon which such stand is located and placed not less than twenty feet (20) feet from any street or highway on which such property fronts.

G. One unlighted single or double-faced sign, located not nearer than ten (10) feet to any street or highway upon which such property fronts, provided such sign does not exceed twelve (12) square feet in area per face and pertains only to the sale, lease or hire of the premises or of the products produced upon the premises.

H. Building-Height Limit:

The maximum building height for dwellings shall be thirty-five (35) feet.

I. Lot Area:

The minimum building site area shall be one recorded lot or shall consist of a parcel of land not less than five thousand (5,000) square feet in area for each one-family dwelling and each parcel be not less than fifty (50) feet in width.

J. Yards and Distances Between Buildings:

1. There shall be yards not less in depth or width than required in Section 11 of this Ordinance for dwellings in the R-1 Single-family Residential District.

2. Buildings and structures, other than dwellings and accessory buildings incidental to such a dwelling, shall be not less than fifty (50) feet from a property line of any

Public Notices

street or highway, public park or school property, or any area in the R-1, R-2, or R-3 districts, upon which the property adjoin in any direction.

SECTION 6. C-1 — RETAIL COMMERCIAL

No building structure, improvement, or premises shall be used, and no building, structure, or premises shall be erected, established, altered, or enlarged in Zone C-1 which is designed, arranged or intended to be occupied or used, except as hereinafter specifically permitted in this section and subject to all regulations hereinafter enumerated:

A. Any use permitted in Zone R-1, R-2, R-3 and R-4.

B. Retail store, shops or businesses, including:

Advertising agencies.
Antiques, genuine.
Automobile Agency, if no body, or fender work is done.
Auto trailers, sale of new.
Bakeries.
Banks.
Bar. (No dancing).
Barber Shops.
Beauty Parlors.
Books, new.
Bronzes, retail sales of.
Cafes or restaurants in the event that no dancing, theatrical performance or any entertainment of any nature be maintained or permitted therein or in any connection therewith.
Cocktail lounge (no dancing).
Confectionery.
Dramatic schools.
Drug stores.
Dyeing and cleaning works (retail), in the event that no gasoline or explosives are stored in connection therewith.
Electrical Distributing Sub Stations
Employment agencies.
Fine arts galleries.
Flowers, growing of.
Furniture store (new only), retail.
Furrier's shop.
Gasoline filling stations, providing that no garage, battery repair, tire rebuilding, or automatic washing except hand washing where an area of not more than five hundred square feet (500) is used, shall be permitted in connection with such filling station.
Greenhouses.
Grocery stores.
Gunsmith store.
Hardware.
Insurance agencies.
Interior decorating studio, store or shop.
Jewelry.
Laundry agencies and hand laundry.
Libraries for profit.
Liquor store, retail.
Locksmith store.
Massage parlors.
Meats.
Motor vehicles (new), sale and display.
Notions.
Nursery.
Orchards.
Painting, retail sale of.
Parking lots, commercial.
Photography.
Plumbing shop (new work), retail.
Porcelains, retail sale of.
Poultry dressing (if the poultry shall not be kept or maintained on the premises).
Printing.
Real estate offices.
Reducing salon.
Sale of new automobile parts and accessories, and the installation and servicing thereof, provided no mechanical repair work, tire rebuilding or automobile washing is done.
Schools, academies for music, dancing and trade.
Shrubs, growing of.
Silver, retail sales of.
Stationery, new.
Telephone Company District Office.
Theaters.
Radio transmitter and/or broadcasting studios.
Agencies, including financial institutions and automobile clubs.
Offices, including medical, dental, legal, scientific, engineering, fine arts and literary offices, but not including furtune tellers and psychics.
Other similar enterprises or businesses, or other enterprises and businesses, which, in the opinion of the Planning Commission are no more obnoxious enterprises or businesses than those enumerated in this section.

The conditions under which the uses described above are permitted to be established, operated and/or maintained in Zone C-1 are as follows:

1. That all goods, other than nursery stock, offered for sale, be displayed within a building.

2. That wherever possible and when reasonable, provisions be made for off-street automobile parking or storage space sufficient in area to accommodate the automobiles of the operators and patrons of any such commercial use, and that such area be paved or surfaced to prevent dust.

3. That the architecture and general appearance of all such commercial buildings and grounds be in keeping with the character of the neighborhood, and that such be not detrimental to the public health, safety and general welfare of the community in which such use or uses are located.

C. Building Height Limit:

The maximum building height shall be fifty (50) feet.

D. Lot Area:

No minimum requirement, except that in no case shall a two-family dwelling or multiple dwelling be erected on a site which provides less than twelve hundred and fifty (1,250) square feet of land area per family or housekeeping unit, except that a building housing five (5) or more families shall have a lot area of five hundred (500) square feet per family, provided, however that these requirements shall not apply to hotels, apartment hotels, or bachelor apartments where no cooking facilities are provided in any individual room, suite or apartment.

D. Front Yard Required:

No minimum required, except that any single family or two family dwelling shall have a front yard not less than ten (10) feet in depth.

E. Side Yard Required:

No minimum required, except that any residence, apartment house or hotel shall have side yards to comply with Sec. 14, Sub-Sec. D, Par. 3 and Sec. 7, Sub-Sec. H.

F. Rear Yard Required:

No minimum required, except that any residence, apartment house or hotel shall have a rear yard of not less than ten (10) feet in depth.

G. Rear