

(35) feet and also by one (1) foot for each five (5) feet or part thereof, by which the length of the building or structure exceeds fifty (50) feet in overall dimension along the side yard.

SEC. 9.8. LOT AREA PER ROOM

Every lot used for a multiple dwelling shall contain not less than two hundred (200) square feet of area for each room of eighty (80) or more square feet, used for dwelling purposes in such multiple dwelling, except such rooms as are used for hotel, lodging house or rooming house purposes.

SECTION A-9. P-1 DISTRICTS

The following regulations shall apply in all P-1 Districts:

SEC. A-9.1. USES PERMITTED

Premises in such districts shall be used only for a parking area, subject to such regulations as are hereinafter provided.

SEC. A-9.2. LIMITATION OF USE

1. Parking area shall be used for parking of private passenger vehicles only.

2. No charge shall be made for parking within such premises.

3. No business involving the repairs or services to vehicles permitted thereon, or sale, or display thereof, shall be conducted from or upon such premises.

4. No structures other than those required by this ordinance or specifically permitted herein shall be erected on the premises.

No buildings other than those for shelter of attendants shall be erected upon premises, and there shall be not more than two such buildings in any one area and each such building shall not be more than fifty (50) square feet in area nor shall each exceed fifteen (15) feet in height.

No advertising signs shall be erected on premises except that not more than one (1) directional sign at each point of ingress or egress may be erected which may also bear the name of the operator of the lot and enterprise it is intended to serve. Such signs shall not exceed twenty (20) square feet in area nor an overall height above the ground of fifteen (15) feet and shall not project beyond the property line of premises where the subject premises are opposite R1, R2, RM, RM4 or RMU districts.

SEC. A-9.3. INGRESS AND EGRESS

Adequate ingress and egress for vehicles to premises used for parking shall be provided and shall be by means of streets or alleys adjacent to or extending through B2, B6, BL, BC, C6, ML, ML6 or MH districts, or by private roadways extending through such districts. All such roadways shall be surfaced in a manner at least equivalent with that which is hereinafter provided for the parking area.

SEC. A-9.4. PROTECTIVE WALL

The parking area shall be provided with a continuous unpierced masonry wall five (5) feet in height on those sides where the next zoning district is an R1, R2, RM, RM4 or RMU district.

Where the P1 district is contiguous to side lot lines of premises within any of the aforementioned districts, such wall shall be located at least twenty (20) feet from the side lot lines nearest the parking area and all that land lying between such wall and said side lot shall be kept free from refuse or debris and shall be landscaped with at least one hedgerow of hardy shrubs, not less than 5 feet in height placed next to the wall, the remainder of such land shall be in lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.

SEC. A-9.5. SURFACE OF PARKING AREA

The parking area shall be provided with pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable, and dustless surface and shall be so graded and drained as to dispose of all surface water accumulation within the area.

SEC. A-9.6. LIGHTING

Where lighting facilities are provided they shall be so arranged as to reflect the light away from R1, R2, RM, RM4 or RMU districts which are adjacent to the P1 district.

SECTION 10. B2 DISTRICTS

The following regulations shall apply in all B2 Districts:

SEC. 10.1. USES PERMITTED

No building, structure, or part thereof, shall be erected, altered,

or used, or premises used, in whole or in part, for other than one or more of the following specified uses:

1. Uses permitted in RMU Districts.

2. Generally recognized retail stores, business and professional offices, newspaper distributing stations, business colleges.

3. Shops for making merchandise to be sold at retail on the premises, provided that the services of not more than five (5) persons are utilized in the making of such merchandise. Personal service shops for direct service to the customers, such as barber shops, beauty parlors and shoe repair shops. Laundries, dry cleaning shops, upholstering shops, provided the services of not more than five (5) persons are utilized therein.

4. Banks, theatres, assembly halls, dance halls, recreation buildings, restaurants, trade schools, armories, mortuaries, cat and dog hospitals, research and testing laboratories, garages, motor vehicle sales rooms and motor vehicle filling and service stations. Open air sales and display of motor vehicles but not including display or sale of used parts for motor vehicles. Parking lots. Trailer camps or parks. Advertising signs, billboards and advertising displays. Publicly-owned buildings, public utility buildings, telephone exchanges, transformer stations and substations with service yards but without storage yards. Radio and television stations.

5. Other uses similar in character to those specified in Paragraphs 1, 2, 3 and 4 of this Section.

6. Uses accessory to any of the above permitted uses.

SEC. 10.2. HEIGHT

No building, structure, or part thereof shall be erected or altered to a height exceeding thirty-five (35) feet, except that buildings permitted in these districts for non-dwelling purposes, other than accessory buildings, may be erected or altered to a height not exceeding fifty (50) feet if approved by the Commission as being reasonably necessary on account of the peculiar purpose or character of the particular building, and as being not injurious to the contiguous property and not contrary to the spirit and purpose of this Ordinance.

SECTION 11. B6 DISTRICTS

The following regulations shall apply in all B6 Districts:

SEC. 11.1. USES PERMITTED

No building or structure, or part thereof, shall be erected, altered, or used, or premises used, in whole or in part, for other than one or more of the uses permitted in B2 Districts.

SEC. 11.2. HEIGHT

No building or structure, or part thereof, shall be erected, or altered to a height exceeding seventy (70) feet.

SECTION 12. BL DISTRICTS

The following regulations shall apply in all BL Districts:

SEC. 12.1. USES PERMITTED

No building or structure, or part thereof, shall be erected, altered, or used, or premises used, in whole or in part, for other than one or more of the following specified uses:

1. Uses permitted in B6 Districts.

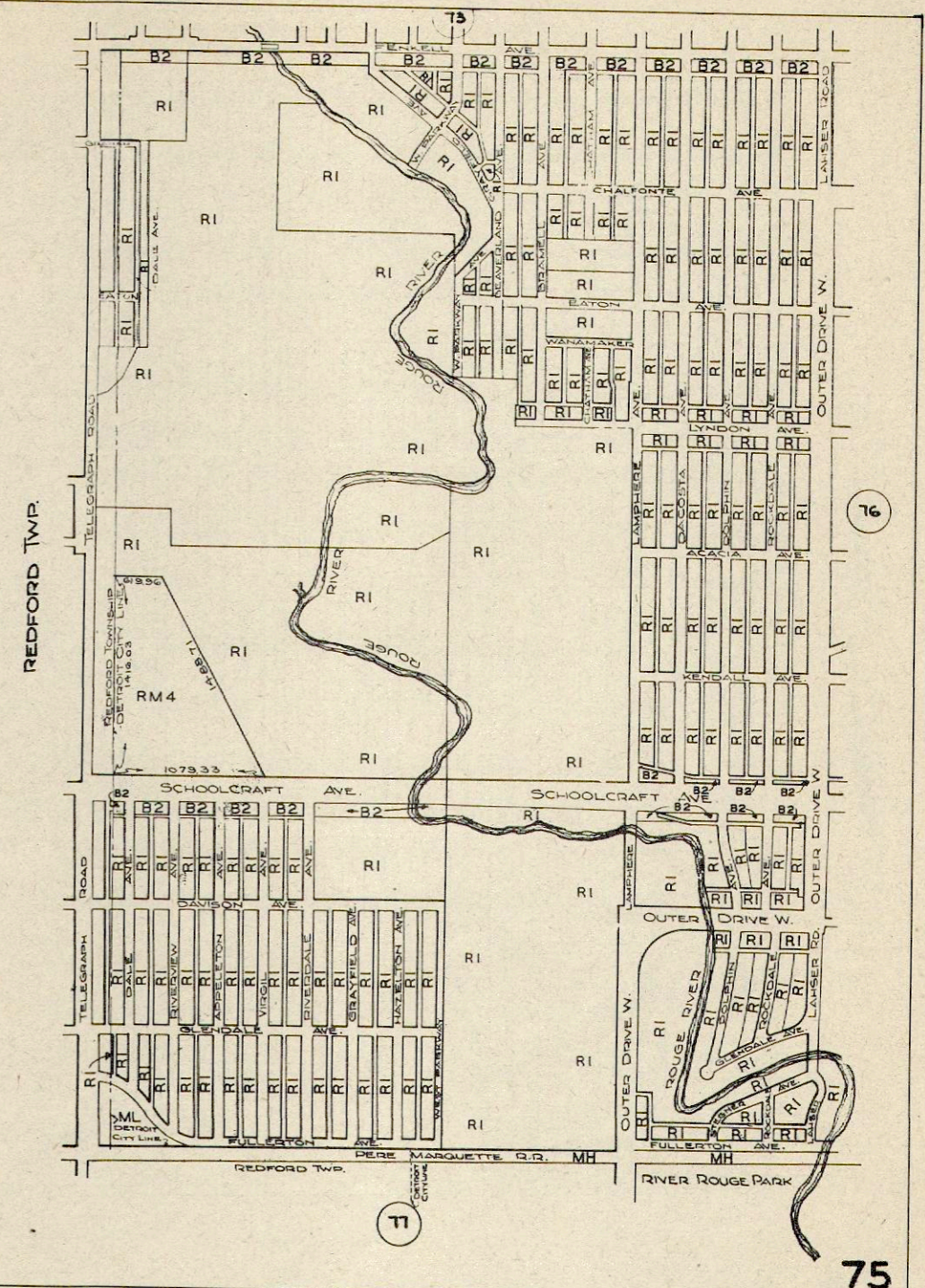
2. Heating plants with underground or indoor fuel storage.

SEC. 12.2. BULK LIMITATION

No building or structure, or part thereof, shall be erected, altered, or enlarged to such a size or height that the cubical contents of such building or structure above the average established sidewalk grade shall exceed the volume of a prism or prismoid having a height equal to the width of the widest street upon which the lot abuts and a base equal to the area of the lot upon which said building or structure is erected, altered, or enlarged, provided that this limitation shall not apply to towers as hereinafter specified.

Towers may be erected over and above the cubical content limit established herein, provided that the greatest horizontal dimension of such tower does not exceed sixty (60) feet, that the total gross area of all such towers on any one building or structure at any one horizontal plane does not exceed twenty-five (25) per cent of the area of the lot upon which the building or structure is situated and that each such tower shall be at least thirty (30) feet distant from every lot line and at least sixty (60) feet distant from any other tower on the same building or structure.

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