



DISTRICT MAP 76

vertising the sale or rental of premises for subdivision development on which it is maintained, and having an area not to exceed three hundred (300) square feet nor ten (10) square feet for each lot within the subdivision, shall be permitted on a subdivision. The overall height of any ground sign permitted herein shall not exceed five (5) feet above the ground except that the subdivision sign permitted herein may extend to an overall height of not more than twelve (12) feet above the ground.

SEC. 7.3. SIZE OF LOT

No multiple family dwelling shall be erected upon a lot which has less than four thousand eight hundred (4800) square feet of area.

SEC. 7.4. HEIGHT

No building or structure, or part thereof, shall be erected or altered to a height exceeding two and one half (2½) stories or thirty-five (35) feet, except that buildings permitted in these districts under this ordinance 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 not injurious to contiguous property and as not being contrary to the spirit and purpose of this Ordinance.

SEC. 7.5. REAR YARD

Every lot shall have a rear yard not less than twenty-five (25) feet in depth.

SEC. 7.6. FRONT YARD

Every lot shall have a front yard not less than twenty (20) feet in depth.

SEC. 7.7. SIDE YARDS—RESIDENTIAL USE

Every lot on which a multiple dwelling is erected shall be provided with a side yard on each side of such lot. Each such side yard shall have a minimum width of five (5) feet which shall be increased by one-half (½) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds fifty (50) feet in overall dimension along the adjoining lot line.

SEC. 7.8. SIDE YARDS—NON-RESIDENTIAL USE

Every lot on which a building or structure used for non-dwelling purposes, other than accessory buildings, is erected, shall be provided with a side yard on each side of such lot. Each such side yard shall have a minimum width of fifteen (15) feet which shall be increased 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 adjoining lot line and also, by an additional one (1) foot for every two (2) feet or part thereof by which the height of such building or structure exceeds thirty-five (35) feet.

SEC. 7.9. LOT AREA PER ROOM

Every lot used for a multiple dwelling shall contain not less than four hundred (400) square feet of area for each room of eighty (80) or more square feet, used for dwelling purposes in such multiple dwelling.

SECTION 8. RM4 DISTRICTS

The following regulations shall apply in all RM4 Districts:

SEC. 8.1. 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 RM Districts.
2. Hotels, lodging houses, rooming houses.
3. Private clubs, lodges, fraternities and similar uses, except those which are operated for profit.
4. Institutions of an educational or philanthropic character, other than penal or correctional institutions or trade schools, not operated for profit.
5. Public utility buildings, transformer stations, sub-stations, and telephone exchanges, without service or storage yards.
6. Community garages subject to the approval of the Commission as being not injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this ordinance.
7. Hospitals, asylums and sanitariums.
8. Medical or dental offices.
9. Uses accessory to any of the above permitted uses.

SEC. 8.2. SIZE OF LOT

No multiple family dwelling shall be erected upon a lot which

has less than four thousand eight hundred (4800) square feet of area.

SEC. 8.3. HEIGHT

No building or structure or part thereof, shall be erected or altered to a height exceeding fifty (50) feet.

SEC. 8.4. REAR YARD

Every lot shall be provided with a rear yard at least twenty-five (25) feet in depth.

SEC. 8.5. FRONT YARD

Every lot shall be provided with a front yard not less than twenty (20) feet in depth.

SEC. 8.6. SIDE YARDS—RESIDENTIAL USE

Every lot upon which a multiple dwelling is erected shall be provided with a side yard on each side of such lot. Each such side yard shall have a minimum width of five (5) feet which shall be increased by one-half (½) foot for each story by which the height of the multiple dwelling exceeds two (2) stories and also by one-half (½) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds fifty (50) feet in overall dimension along the side yard.

SEC. 8.7. SIDE YARDS—NON-RESIDENTIAL USE

Every lot upon which a building or structure used for non-dwelling purposes, other than accessory buildings, is erected, shall be provided with a side yard on each side of such lot. Each such side yard shall have a minimum width of fifteen (15) feet which shall be increased by five (5) feet for each ten (10) feet or part thereof by which the height of the building or structure exceeds thirty-five (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. 8.8. LOT AREA PER ROOM

Every lot used for a multiple dwelling shall contain not less than three hundred (300) 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 9. RMU DISTRICTS

The following regulations shall apply in all RMU Districts:

SEC. 9.1. 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 RM4 Districts.

SEC. 9.2. SIZE OF LOT

No multiple family dwelling shall be erected upon a lot which has less than four thousand eight hundred (4800) square feet of area.

SEC. 9.3. HEIGHT

The maximum allowable height shall be regulated by the side yard requirements.

SEC. 9.4. REAR YARD

Every lot shall be provided with a rear yard not less than twenty-five (25) feet in depth.

SEC. 9.5. FRONT YARD

Every lot shall be provided with a front yard not less than twenty (20) feet in depth.

SEC. 9.6. SIDE YARDS—RESIDENTIAL USE

Every lot upon which a multiple dwelling is erected shall be provided with a side yard on each side of such lot. Each such side yard shall have a minimum width of five (5) feet which shall be increased by one-half (½) foot for each story by which the height of the multiple dwelling exceeds two (2) stories, and also by one-half (½) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds fifty (50) feet in overall dimension along the side yard.

SEC. 9.7. SIDE YARDS—NON-RESIDENTIAL USE

Every lot upon which a building or structure used for non-dwelling purposes, other than accessory buildings, is erected, shall be provided with a side yard on each side of such lot. Each such side yard shall have a minimum width of fifteen (15) feet which shall be increased by five (5) feet for each ten (10) feet by which the height of the building or structure exceeds thirty-five