



DISTRICT MAP 78

#### SEC. 4.9. SIDE YARD REDUCTION FOR OFFSETS

That part of the overall dimension of a building along a side lot line, in which the exterior enclosing wall, running along the side lot line, through offset or break, is located a distance from such side lot line not less than twice the width of side yard which would otherwise be required for a building of its overall dimension along the side lot line, need not be considered in determining any required increase in width of side yard.

#### SEC. 4.10. STREETS AS REAR YARDS

Where a lot is bounded on two opposite sides by public thoroughfares other than alleys, either line separating such lot from such public thoroughfare may be designated as the front lot line. In such cases a portion of the public thoroughfare opposite the front lot line may be utilized to supply a part of a required rear yard, provided that at least twenty (20) feet of such required rear yard shall be provided on the lot independently of such public thoroughfare.

#### SEC. 4.11. PUBLIC THOROUGHFARES AS SIDE YARDS

Any portion of the adjoining one-half of an abutting public thoroughfare may be utilized to supply a part of a required side yard adjacent to such public thoroughfare, provided that at least three (3) feet of said required side yard is provided on the lot independently of such adjoining public thoroughfare.

### SECTION 5. R1 DISTRICTS

The following regulations shall apply in all R1 Districts:

#### SEC. 5.1. 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. One-family dwellings.
2. Churches.
3. Publicly owned and operated museums, libraries, parks, parkways, or playgrounds.
4. Educational, recreational, social, neighborhood or community centers not operated for profit and approved by the Commission after public hearing, as being not injurious to the surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance.
5. Repealed by Ordinance 438D.
6. Golf courses, tennis courts, and playfields, not operated for profit.
7. Elementary public and parochial schools.
8. The growing of vegetables, fruits, flowers, shrubs and trees, provided such use is not operated for profit.
9. Uses accessory to any of the above when located on the same lot and not involving any business, profession, trade or occupation.

#### SEC. 5.2. SIGNS

No signs shall be permitted on a lot other than one (1) non-illuminated real estate sign not exceeding six (6) square feet in area, advertising the sale or rental of the premises upon which it is maintained, except in the case of lots containing permitted non-residential buildings or structures other than accessory buildings, whereon one flat sign not exceeding thirty-two (32) square feet in area may be maintained.

Not more than one (1) non-illuminated trespassing, safety or caution sign not over two (2) square feet in area shall be permitted on a lot.

Not more than one (1) non-illuminated subdivision sign advertising 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. 5.3. SIZE OF LOT

Every lot upon which a building for dwelling purposes is hereafter erected shall be not less than four thousand (4000) square feet in area, provided that this requirement shall not apply to a piece or parcel of land platted and identified as a single unit on a plat officially approved and recorded prior to the effective date of this Ordinance.

#### SEC. 5.4. LOT COVERAGE

The combined area occupied by all buildings or structures used for dwelling purposes and accessory buildings shall not exceed thirty-five (35) per cent of the area of the lot: Provided, That on lots less than four thousand (4000) square feet in area the allowable percentage of lot coverage shall be increased by one (1) per cent for each one hundred (100) square feet by which the area of a lot is less than four thousand (4000) square feet, with a maximum coverage in any such case not in excess of forty-five (45) per cent.

#### SEC. 5.5. 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 being in accordance with the spirit and purpose of this Ordinance.

#### SEC. 5.6. REAR YARD

Every lot shall have a rear yard not less than thirty (30) feet in depth.

#### SEC. 5.7. SIDE YARDS—RESIDENTIAL USE

There shall be provided a side yard on each side of every lot which shall be not less than three (3) feet in width and the combined width of both side yards shall be not less than ten (10) feet, six (6) inches, provided that on lots abutting on an alley and less than thirty-five (35) feet in width, the required combined width of side yards shall be reduced by nine-tenths (9/10) of a foot for each foot or major fraction thereof by which the width of such lot is less than thirty-five (35) feet, and provided further, that the combined width of both side yards shall not be less than six (6) feet.

#### SEC. 5.8. SIDE YARDS—NON-RESIDENTIAL USE

Every lot on which a building or structure used for non-dwelling purposes other than an accessory building is erected, shall have a side yard on each side of such lot, and each such yard shall be not less than fifteen (15) feet in width with an increase of one (1) foot in width of each side yard for each five (5) feet, or part thereof, by which the said building or structure exceeds forty (40) feet in overall dimension along the side yard and also of an additional one (1) foot for every two (2) feet in height in excess of thirty-five (35) feet.

#### SEC. 5.9. FRONT YARD

Every lot shall have a front yard not less than twenty (20) feet in depth except that the required depth of such front yard, for lots used for dwelling purposes, shall be reduced in accordance with the following rules where such a lot is situated within eighty (80) feet of a lot in the same block upon which a building has already been erected and upon which lot there is a front yard less than twenty (20) feet in depth.

(a) In such cases where the lot to be built upon is situated between two lots both of which have been built upon, and either of which has a front yard less than twenty (20) feet in depth, the required minimum depth of front yard for the lot to be built upon shall be equal to the distance between the front lot line and the intersection of the center of the front wall of the proposed building with a straight line running between the centers of the front walls of the existing buildings on the two lots above described.

(b) In such cases where the lot to be built upon has no lot on one side already built upon and there is a lot already built upon with a front yard less than twenty (20) feet in depth on the other side, the required minimum depth of front yard for the lot to be built upon shall be equal to the distance between the front lot line and the intersection of the center of the front wall of the proposed building with a straight line running between the center of the front wall of the existing building and a point twenty (20) feet inside of the front lot line and eighty (80) feet distant from the lot to be built upon and on the other side thereof.

(c) In such cases where the lot to be built upon is bounded on one side by a street or alley and on the other side by a lot already built upon with a front yard less than twenty (20) feet in depth, the required minimum depth of front yard for the lot to be built upon shall be equal to the existing depth of front yard on the adjoining lot already built upon.