

plot 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 twenty (20) feet.

#### SEC. 7.8. PLOT AREA PER ROOM

Every plot used for a multiple dwelling shall contain not less than six hundred (600) square feet of area for each living room and bedroom in such multiple dwelling.

### SECTION 8. R3A DISTRICTS

The following uses shall apply in all R3A 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 R3 Districts subject to the approval of the Commission on the spacing, arrangement and location of buildings, streets, open spaces, yards and other features of the development, as being suitable to the neighborhood and in accordance with the spirit and purpose of this Ordinance.

#### SEC. 8.2. OTHER REGULATIONS

Except as provided in Section 8.1 all the regulations applicable in R3 Districts shall apply in all R3A Districts.

### SECTION 9. R4 DISTRICTS

The following regulations shall apply in all R4 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 following specified uses:

1. Uses permitted in R3 Districts.
2. Private clubs, lodges, fraternities, recreational centers, social centers and similar uses, except those which are operated for profit.
3. Institutions of an educational or philanthropical character, other than penal or correctional institutions or trade schools, not operated for profit.
4. Public utility buildings, transformer stations, substations, and telephone exchanges, without service or storage yards.
5. 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.
6. Hospitals, asylums and sanitariums.
7. Medical or dental offices.
8. Uses accessory to any of the above permitted uses.

#### SEC. 9.2. SIZE OF PLOT

No multiple dwelling shall be erected upon a plot which has a width of less than sixty (60) feet or an area of less than seventy-two hundred (7200) square feet.

#### SEC. 9.3. HEIGHT

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

#### SEC. 9.4. FRONT YARD

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

#### SEC. 9.5. REAR YARD

Every plot shall have a rear yard not less than thirty (30) feet in depth which shall be increased by five (5) feet for each story by which the height of a multiple dwelling exceeds three (3) stories or by five (5) feet for each ten (10) feet or part thereof by which a non-residential building exceeds a height of thirty (30) feet.

#### SEC. 9.6. SIDE YARDS—RESIDENTIAL USE

Every plot upon which a multiple dwelling is erected shall have

a side yard not less than ten (10) feet in width which shall be increased by three (3) feet for each story by which the height of the multiple dwelling exceeds two (2) stories and also by an additional one (1) foot for each ten (10) feet or part thereof by which the length of the multiple dwelling exceeds fifty (50) feet in overall dimensions along the adjoining plot line.

#### SEC. 9.7. SIDE YARDS—NON-RESIDENTIAL USE

Every plot 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 plot. 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 twenty (20) 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. PLOT AREA PER ROOM

Every plot used for a multiple dwelling shall contain not less than three hundred (300) square feet of area for each living room and bedroom in such multiple dwelling.

### SECTION 10. R5 DISTRICTS

The following regulations shall apply in all R5 Districts:

#### SEC. 10.1. 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 R4 Districts.

#### SEC. 10.2. SIZE OF PLOT

No multiple dwelling shall be erected upon a plot which has a width of less than sixty (60) feet or an area of less than seventy-two hundred (7200) square feet.

#### SEC. 10.3. HEIGHT

No height limitation.

#### SEC. 10.4. FRONT YARD

Every plot upon which a multiple dwelling is erected shall have a front yard not less than twenty (20) feet in depth, provided that for each successive story, the major portion of which is above a height equal to the width of the abutting street, the minimum front yard space shall be increased by an additional five (5) feet, and further provided that this additional yard space may be first provided at each story in an amount not less than is required for that story.

#### SEC. 10.5. REAR YARD

Every plot shall have a rear yard not less than thirty (30) feet in depth which shall be increased by five (5) feet for each story by which the height of a multiple dwelling exceeds three (3) stories or by five (5) feet for each ten (10) feet or part thereof by which a non-residential building exceeds a height of thirty (30) feet.

#### SEC. 10.6. SIDE YARDS—RESIDENTIAL USE

Every plot upon which a multiple dwelling is erected shall be provided with a side yard on each side of such plot. Each such side yard shall have a minimum width of ten (10) feet which shall be increased by three (3) feet for each story by which the height of the multiple dwelling exceeds two stories, and also by an additional one (1) 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 plot line.

When the wall of a multiple dwelling, adjacent to the side yard, is not parallel to the side plot line, then the required side yard width shall be measured at a point midway between the furthestmost ends of the wall or walls considered in determining the side yard dimension, provided that no part of the side yard shall be less than the minimum width of ten (10) feet.

#### SEC. 10.7. SIDE YARDS—NON-RESIDENTIAL USE

Every plot upon which a building or structure used for non-dwelling purposes, other than accessory buildings, is erected shall

Where, due to the scale or illegibility of the district maps or due to the absence of street, alley, or recorded subdividing or plat lines, there is any uncertainty, contradiction, or conflict as to the intended location of any district boundaries on a district map, the Commission shall have the power and duty of interpreting the intent of said district map so as to determine and designate the proper location for such district boundaries in accordance with the spirit and purpose of this Ordinance.

#### SEC. 3.10. OFF-STREET PARKING FACILITIES

(A) In all zoning districts, except in B5 and B6 districts, off-street parking facilities for the storage or parking of self-propelled passenger vehicles for the use of occupants, employees, visitors or patrons of buildings or structures, erected after the effective date of this Ordinance, and of such extensions, alterations, additions, or changes in use of such buildings as specified in paragraph (E) of this section, shall be provided in amounts not less than hereinafter specified, and shall not subsequently be reduced below the requirements of this Ordinance.

Any plot or portion thereof designated as an area for off-street parking, as required under this section, shall not be used for any other purpose unless the required amount of the off-street area is reduced because of a change in use or any other unit of measurement as specified in paragraph (H) of this section in which event only the parking area as specified for the new use or other unit of measurement shall not be used for any other purpose.

Any plot or portion thereof designated as an area for off-street parking, as required under this section, shall have a smooth and durable surface that will remain free of dust or loose particles. It shall be constructed of crushed stone, slag, gravel or cinders bound together by a surface treatment of bituminous material or a surfacing equivalent thereto. It shall be so graded and drained to sewers as to dispose of all surface water within the boundary of the parking area.

Provided, That nothing in this amendment shall prevent the reconstruction, repairing or rebuilding and continued use of any conforming building or structure existing at the effective date of this Ordinance, which is damaged by fire, collapse, explosion, or Acts of God, subsequent to such effective date.

(B) For the purpose of this Ordinance, a "Parking Space" shall mean an area of not less than eight (8) feet by twenty (20) feet, exclusive of drives or aisles giving access thereto, accessible from streets or alleys or from private driveways or aisles leading to streets or alleys and to be usable for the storage or parking of self-propelled passenger automobiles.

(C) Loading space as required in Section 3.14 of this Ordinance shall not be construed as supplying required off-street parking space.

(D) Existing off-street parking facilities provided at the effective date of this Ordinance and actually being used at that date for the parking of automobiles in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required under this Ordinance for a similar new building or new use except as provided in paragraph (L) of this section.

(E) Off-street parking facilities shall be provided on a basis of the total floor area, as herein defined, or on the basis of the total units of measurement of the new use, or of the altered or expanded existing use, whenever in a building or structure which was erected after the effective date of this Ordinance there is a change within twelve months of the date of completion of such building or structure in use or number of employees, or an increase in floor area, or in any other unit of measurement specified in paragraph (H) of this section to indicate the required off-street parking facilities, by means of extension, addition, separation, breaking, opening, removal of partitions or by any other means that creates a need for an increase of more than fifteen (15) per cent in off-street parking facilities as determined by the table in paragraph (H) of this section.

(F) For the purpose of this Ordinance, "Floor Area" in the case of offices, merchandising or service types of uses shall mean the gross floor area used or intended to be used for service to the public as customers, patrons, clients or patients, or as tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise. It shall not mean floors or parts of floors used principally for non-public purposes, such as the stor-

age, incidental repair, processing or packaging of merchandise, for show windows, or for offices incidental to the management or maintenance of stores or buildings when these areas are in separate rooms from the main use of the building. Floors or parts of floors used principally for toilet or rest rooms or for utilities or for fitting rooms, dressing rooms and alteration rooms shall also be excluded from the definition of "Floor Area" for the purpose of this Ordinance.

In hospitals, bassinets shall not be counted as beds.

In stadia, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one seat for the purpose of determining requirements for off-street parking facilities under this Ordinance.

(G) Not more than fifty (50) per cent of the off-street parking facilities required by this Ordinance for theaters, churches, bowling alleys, dance halls and establishments for the sale and consumption on the premises of alcoholic beverages, food or refreshments may be supplied by off-street parking facilities provided for other kinds of buildings or uses, as defined below, not normally open, used or operated during the principal operating hours of the aforementioned listed uses; and not more than fifty (50) per cent of the off-street parking facilities required by this Ordinance for buildings or uses other than theaters, churches, bowling alleys, dance halls, and establishments for the sale and consumption on the premises of alcoholic beverages, food or refreshments, may be supplied by off-street parking facilities provided for theaters, churches, bowling alleys, dance halls, and establishments for the sale and consumption on the premises of alcoholic beverages, food or refreshments, and other uses not normally open, used or operated during the principal operating hours of the given buildings or uses, provided that a written consent is executed by the parties concerned for the joint use of the off-street parking facilities, a copy of which shall be filed with the application for a building permit. Buildings or uses not normally open, used or operated during the principal operating hours of theaters, churches, bowling alleys, dance halls, and establishments for the sale and consumption on the premises of alcoholic beverages, food or refreshments, are defined as banks, business offices, retail stores, personal service shops, household equipment or furniture shops, and manufacturing buildings and similar uses.

(H) The amount of off-street parking facilities required under paragraph (A) and (E) of this section shall be determined in accordance with the following table:

#### USE

- (1) One family dwellings and two family dwellings:  
One parking space for each dwelling unit.
- (2) Multiple dwellings not over 2 stories in height:  
3 parking spaces for each 4 dwelling units.
- (3) Rooming houses, lodging houses, club rooms, fraternity houses, dormitories—
  - (a) Having not more than 3 guest bedrooms or 6 beds for guests:  
2 parking spaces.
  - (b) Having more than 3 guest bedrooms or 6 beds for guests:  
2 parking spaces for first 3 guest bedrooms or first 6 beds for guests plus 1 parking space for each 3 guest bedrooms or 6 beds thereafter.
- (4) Multiple dwellings over two stories in height:  
One parking space for each 2 dwelling units.
- (5) Hotels:  
One parking space for each 6 guest bedrooms.
- (6) Hospitals:  
One parking space for each 4 beds.
- (7) Sanatariums, convalescent homes, homes for aged, asylums:  
One parking space for each 6 beds.
- (8) Orphanages:  
One parking space for each 10 beds.
- (9) Theaters
  - (a) Having not more than 1,000 seats:  
One parking space for each 6 seats.