

Two Family Dwelling

A building designed for or occupied by not more than two families living independently of each other.

Multiple Dwelling

A building or portion thereof used or designed as a residence for three or more families living independently of each other, or as a rooming house, lodging house or hotel.

SEC. 2.10. ERECTED

The word "erected" includes built, constructed, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill, drainage, and the like, shall be considered a part of erection.

SEC. 2.11. ESSENTIAL SERVICES

The phrase "essential services" means the erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions, of underground or overhead gas, electrical, steam or water transmission or distribution systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith (but not including buildings), reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions or for the public health or safety or general welfare.

SEC. 2.12. ESTABLISHED GRADE

The elevation of the sidewalk as fixed by the City.

SEC. 2.13. FAMILY

One person, or a group of two or more persons living together and inter-related by bonds of consanguinity, marriage, or legal adoption, occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. The persons thus constituting a family may also include foster children, gratuitous guests and domestic servants.

SEC. 2.14. FIRST FLOOR

The floor of a building approximately at or first above the mean level of the ground at the front of the building.

SEC. 2.15. FOSTER CHILD

Any child under seventeen (17) years of age living with unrelated adults for the purpose of care, supervision and training and so living with the consent of the parent, parents, court or agency that has custody of the child.

SEC. 2.16. GARAGE—PRIVATE

A building, or part thereof, not over one story or fifteen (15) feet in height for storage of self-propelled private passenger vehicles or private passenger or house trailers, wherein no servicing for profit is conducted.

SEC. 2.17. GARAGE—COMMUNITY

A building, or part thereof, used for the storage of self-propelled private passenger vehicles or private passenger or house trailers for the use of residents in the vicinity and providing only incidental service if any to such vehicles as are stored therein.

SEC. 2.18. GARAGE—COMMERCIAL

A garage other than a private or community garage.

SEC. 2.19. HOTEL

A building, or part thereof, occupied as the more or less temporary abiding place of individuals in which the rooms are usually occupied singly for hire and in which rooms no provision for cooking is made, and in which building there is a general kitchen and public dining room for the accommodation of the occupants.

SEC. 2.20. JUNK YARD

Place, structure, or parcel of land where junk, waste, discarded, salvaged, or similar materials such as old iron or other metal, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials and equip-

ment and excluding pawn shops, establishments for the sale, purchase or storage of used cars, salvaged machinery, used furniture, radios, stoves, refrigerators, or similar household goods, and the processing of used, discarded, or salvaged materials as part of manufacturing operations.

SEC. 2.21. LODGING HOUSE

A building, or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently, without provisions for meals.

SEC. 2.22. NON-CONFORMING STRUCTURE

A structure or portion thereof, existing at the effective date of this Ordinance, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located and/or does not conform to all regulations applicable to the district in which it is located.

SEC. 2.23. NON-CONFORMING USE

The use of a structure or premises, existing at the effective date of this Ordinance, for any purpose not permitted in the district in which it is situated.

SEC. 2.24. OCCUPANCY, CHANGE OF

The term "change of occupancy" shall mean a discontinuance of an existing use and the substitution therefor of a use of a different kind or class.

SEC. 2.25. OCCUPIED

The word "occupied" includes arranged, designed, built, altered, converted to, rented, or leased, or intended to be occupied.

SEC. 2.26. PERSON

The word "person" includes association, firm, copartnership or corporation.

SEC. 2.27. PLOT

Land occupied or to be occupied by a building or uses and their accessory buildings, or by a group of buildings or uses and their accessory buildings, together with such open spaces and areas as are required under the provisions of this Ordinance.

Corner Plot

A corner plot is a plot of which at least two adjacent sides abut for their full length upon streets, provided that such two sides intersect at an interior angle of not more than 135 degrees. Where a plot is on a curve, if tangents through the extreme point of the street line of such plot make an interior angle of not more than 135 degrees, it is a corner plot. In the case of a corner plot with a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangents herein described.

SEC. 2.28. PLOT LINES

The boundary lines of a plot are:

Front Plot Line

The line dividing a plot from a street. On a corner plot only one street line shall be considered as a front plot line and the shorter street line shall be considered the front plot line, provided that for a plot comprised of more than one lot, as subdivided on a plat officially approved and recorded, the front plot line shall be the same as for the individual lots which comprise the plot.

Rear Plot Line

The plot line opposite the front plot line.

Side Plot Line

Any plot lines other than the front plot line or rear plot line.

SEC. 2.29. PUBLIC CENTER

Areas used or to be used for governmental, educational and cultural purposes, of particular or special civic importance.

SEC. 2.30. PUBLIC UTILITY

Any person, firm, corporation, municipal department or board, duly authorized to furnish under governmental regulation to the public electricity, gas, steam, telephone, telegraph, transportation or water services.

than one or more of the following specified uses:

Any uses permitted in B3 districts.

Battery repair with no open storage.

Display and wholesale sale of new merchandise and products. Distributing stations.

Food catering establishments.

Loft buildings.

Open air sales and display of motor vehicles but not including display or sale of used parts for motor vehicles.

Tire vulcanizing and recapping with no open storage.

Warehouse and storage buildings.

The following uses when employing not more than fifteen (15) employees in the manufacturing operations:

Artisan and craftsman shops.

Bakeries.

Bookbinding shops.

Confection manufacturing.

Cosmetics manufacturing.

Dental products manufacturing.

Engraving shops.

Jewelry manufacturing.

Laundries.

Optical goods manufacturing.

Printing shops.

Shops for making merchandise to be sold at retail on the premises.

Shops for manufacturing special small tools, dies and gauges.

Surgical goods manufacturing.

Toiletries manufacturing.

Wearing apparel manufacturing such as gloves, hosiery, dresses and including handbags and small leather goods articles.

Uses accessory to any of the above permitted uses.

SEC. 16.2. HEIGHT

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

SECTION 17. B5 DISTRICTS

The following regulations shall apply in all B5 Districts:

SEC. 17.1. 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:

Any uses permitted in B2 districts excepting open parking lots and billboards, advertising signs and displays not attached to or a part of a building.

Governmental buildings and offices.

Parking garages and structures not utilizing the ground floor for parking purposes.

Uses accessory to any of the above permitted uses.

SEC. 17.2. HEIGHT

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 three times the width of the widest street upon which the plot, on which the building or structure is erected, altered or enlarged, abuts and a base equal to the area of the plot, 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 all such towers 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 plot upon which the building or structure is situated and that each tower shall be at least thirty (30) feet distant from every plot line and at least sixty (60) feet distant from any other tower on the same building or structure.

SECTION 18. B6 DISTRICTS

The following regulations shall apply in all B6 Districts:

SEC. 18.1. 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 B4 districts.

SEC. 18.2. HEIGHT

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 three times the width of the widest street upon which the plot, on which the building or structure is erected, altered or enlarged, abuts and a base equal to the area of the plot, 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 all such towers 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 plot upon which the building or structure is situated, and that each tower shall be at least thirty (30) feet distant from every plot line and at least sixty (60) feet distant from any other tower on the same building or structure.

SECTION 19. C-1 DISTRICTS

The following regulations shall apply in all C1 Districts:

SEC. 19.1. 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:

Any uses permitted in B4 districts.

Bakeries.

Battery repair.

Bottling or packaging of cleaning compounds, polishes and seeds.

Cold storage plants.

Creameries.

Dental goods manufacturing.

Dry and carpet cleaning plants and other similar buildings and uses.

Food products manufacturing.

Jewelry manufacturing.

Junk yard entirely enclosed within a building, having enclosing walls on all sides.

Laundries.

Optical goods manufacturing.

Penal and correctional institutions.

Power and heating plants with fuel storage.

Produce markets.

Railroad transfer and storage tracks.

Soda water and soft drink bottling establishments.

Storage and killing of poultry and small game to be sold exclusively at retail on the premises directly to the ultimate consumer.

Storage and killing of poultry and small game for the wholesale trade, subject to the approval of the Commission as to its location, operation and arrangement being such as to minimize any adverse effect on the surrounding neighborhood and to carry out the intent and purpose of this Ordinance.

Surgical goods manufacturing.

Uses accessory to any of the above permitted uses.

SEC. 19.2. HEIGHT

No building, or structure, or part thereof, shall be erected or altered to a height exceeding eighty (80) feet.