

with Boston Ivy. The remainder of the landscaped area which is not planted with deciduous shrubs, evergreens and ornamental trees shall be well kept lawn. All such landscaping shall be maintained in a healthy, growing condition, neat and orderly in appearance.

All planting plans shall be submitted to the Department of Parks and Recreation for approval as to suitability for planting materials and arrangement thereof, in accordance with the provisions of the preceding paragraph, prior to the issuance of a building permit.

(D) MODIFICATIONS

(1) The Commission, upon application by the property owner of the parking area, may modify the yard and wall requirements where, in unusual circumstances, undue hardship would be suffered or no good purpose would be served by compliance with the requirements of this section.

In all cases where such a protective wall extends to an alley which is a means of ingress and egress to a parking area, it shall be permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area. (Adopted June 28, 1951; Ord. No. 564-E.)

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, radio and household appliance repair shops, blue print shops, greenhouses for retail sales and retail sales of nursery stock.
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, upholstery shops, bakeries, provided the services of not more than five (5) persons are utilized therein.
4. Banks, theaters, assembly halls, dance halls, recreation buildings, restaurants, trade schools, armories, mortuaries, cat-and-dog hospitals, research and testing laboratories, garages, 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 sub-stations with service yards but without storage yards. Radio and television stations. Dry cleaning shops employing not more than twenty-five (25) employees in the dry cleaning process and related activities such as spotters, pressers, sorters, taggers, markers, menders, and inspectors.
5. Other uses similar in character to those specified in Paragraphs 1, 2, 3 and 4 of this Section.

5A. Circus or amusement enterprise of a similar type, transient in character, subject to the approval of the Commission that such use or uses are not injurious to the contiguous or surrounding neighborhood and not contrary to the spirit and purpose of this Ordinance. The Commission may specify the hours of operation and the period of time the permit for such use is to remain effective.

6. On and after the effective date of this amendment a new building or structure may be erected and such new building or structure may be used in this district for the following uses or others similar thereto, subject to the approval of the commission that such use or uses are not injurious to the contiguous or surrounding B2 District and not within areas needed to serve the

surrounding neighborhood and not contrary to the spirit and purposes of this ordinance:

- A. Wholesale stores, storage building, or warehouses.
- B. Shops for making merchandise to be sold at retail on the premises employing more than five (5) but not more than fifteen (15) employees in the manufacturing operations.
- C. The following uses when employing not more than fifteen (15) employees in the manufacturing operations: Wearing apparel manufacturing such as gloves, hosiery, dresses, including handbags and small leather goods articles. Printing and engraving shops. ~~Shops for manufacturing special small tools, dies and gauges.~~ Dental products, surgical and optical goods manufacturing. Toiletries and cosmetics manufacturing. Jewelry manufacturing.
- D. Shops for manufacturing special small tools, dies and gauges employing not more than 15 employees in the manufacturing operations: Provided, that a written report of the commission's decision shall be filed with the Common Council which shall become final thirty (30) days after the filing thereof, unless within that time a protest against such decision is filed with the Common Council signed by the applicant or by an owner or owners of property within 300 feet of the premises in question. The Common Council shall in such event, by resolution, approve or disapprove such use.

7. Any building or structure existing in this District at the effective date of this amendment may be used for: Shops for making merchandise to be sold on the premises, confection manufacturing, catering establishments, wearing apparel manufacturing such as gloves, hosiery, dresses and including handbags and small leather goods articles, small tool, die or gauge manufacturing; jewelry manufacturing; dental, surgical or optical goods manufacturing; printing and engraving shops; sale and display of machine tools and parts; toiletries and cosmetics manufacturing; wholesale stores and storage buildings or warehouses. Provided, That the Board after public hearing finds such use will not be injurious to the contiguous or surrounding neighborhood and not contrary to the public interest, so that the spirit of this ordinance shall be observed, public safety secured and substantial justice done. Board may impose other conditions and limitations to carry out such purposes.

8. Uses accessory to any of the above permitted uses. (Adopted Aug. 25, 1949, Ord. No. 353-E; Oct. 4, 1951, Ord. No. 587E; Mar. 18, 1953, Ord. No. 720-E.)

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.

SECTION 13. BC DISTRICTS

The following regulations shall apply in all BC Districts:

SEC. 13.1. 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 BL Districts.
2. The publishing and printing of daily newspapers.
3. Uses accessory to any of the above permitted uses. (Adopted June 21, 1951. Ord. No. 559-E.)

SEC. 13.2. 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 three times the width of the widest street upon which the lot, on which the building or structure is erected, altered or enlarged, abuts, and a base equal to the area of the lot, 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 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.

SECTION 14. C6 DISTRICTS

The following regulations shall apply in all C6 Districts:

SEC. 14.1. 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 BC Districts.
2. Warehouse, storage, transfer, terminal and loft buildings and yards. Railroad transfer and storage tracks, produce markets, cold storage plants, creameries, soda water and soft drink bottling establishments, distributing stations, heavy machinery or products display, storage and killing of poultry and small game to be sold exclusively at retail on the premises, directly to the ultimate consumer. Junk yards entirely enclosed within a building, having enclosing walls on all sides, power and heating plants with fuel storage, laundries, bakeries, dry cleaning and carpet cleaning plants and other similar buildings and uses. Printing, engraving and bookbinding shops. Jewelry manufacturing. Dental, surgical and optical goods manufacturing. Bottling or packaging of cleaning compounds, polishes, seeds. Confection manufacturing. Food catering establishments. Food products manufacturing.
3. Storage and killing of poultry and small game for the wholesale trade, 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.
4. Penal and correction institutions.
5. In cases where ML Districts Use is clearly incidental and

essential to a permitted C6 District Use, then not to exceed 30% of the first floor area and 50% of the other floor areas of the building or structure occupied by such C6 District Use may be occupied for an ML District Use as hereinafter specified.

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

SEC. 14.2. HEIGHT

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

SECTION 15. ML DISTRICTS

The following regulations shall apply in all ML Districts:

SEC. 15.1. 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 B2 Districts except new dwellings, hospitals and other institutions for the care of humans.
2. Uses permitted in C6 Districts when contained within buildings.
3. The following uses and others similar thereto when contained within buildings:
 - Tool, die, gauge and machine shops manufacturing small parts not involving pressing or stamping operations.
 - Toiletries and cosmetic manufacturing.
 - Pattern making shops.
 - Pharmaceutical products manufacturing.
 - Plastic products manufacturing.
 - Cinema production and development.
 - Carpenter and cabinet making shops.
 - Wearing apparel manufacturing, including shoes, handbags, and small leather goods products.
 - Hardware and cutlery manufacturing.

SEC. 15.2. HEIGHT

No building or structure, or part thereof, shall be erected or altered, to a height exceeding forty (40) feet.

SECTION 16. ML6 DISTRICTS

The following regulations shall apply in all ML6 Districts:

SEC. 16.1. USES PERMITTED

No building or structure, or part thereof, shall be erected or 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 C6 and ML Districts except dwellings and hospitals or institutions for care of humans.
2. Automobile assembly plants.
 - Automobile accessory manufacturing (not including tires).
 - Painting and varnishing shops.
 - Tinsmith and sheet metal shops.
 - Welding shops.
 - Millwork, lumber and planing mills.
 - Railroad yards.
 - Brewing and distilling of malt beverages or liquors.
 - Electrical fixtures, batteries, and other electrical apparatus manufacturing.
 - Cigar and cigarette manufacturing.
 - Disinfectant and insecticide manufacturing.
 - Furniture and upholstery manufacturing.
 - Mattress manufacturing.
 - Metal buffing, plating and polishing.
 - Machine shops.
 - Paper box and cardboard products manufacturing.
 - Canning factories.
 - Meat and fish processing (not including slaughtering or rendering).
 - Storage and killing of poultry and small game for wholesale trade.
 - Tank storage of bulk oil and gasoline.
 - Leather goods and luggage manufacturing.
 - Uses similar to the above specified uses.

SEC. 16.2. HEIGHT

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