

on a lot having an area of less than four thousand eight hundred (4,800) square feet. (Ord. 476-F, effective April 28, 1960.)

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. Except that every lot on which a multiple dwelling is placed or erected, in which the only entrance of a unit or units contained within the structure opens directly on a rear yard, shall have a rear yard of not less than forty-five (45) feet of which the ten (10) feet nearest the structure shall not be used for vehicular parking and that such ten (10) foot space shall be separated from the balance of such a required rear yard by a masonry curbing not less than six (6) inches in height measured from the the surface of the parking area. (Ord. 787-E, effective September 24, 1953.)

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. Except that every lot on which a multiple dwelling is placed or erected, in which the only entrance of a unit or units contained within the structure opens directly on a side yard not abutting on a street, shall have a side yard of not less than twenty (20) feet. (Ord. 787-E, effective September 24, 1953.)

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 A-7. RMA DISTRICTS

The following regulations shall apply in all RMA Districts:

SEC. A-7.1. 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 Section 6.1, paragraphs (1) and (2); Section 7.1, paragraphs (2), (6), (7) and (8), subject to the approval of the Commission on the site plan to insure adequate streets and open spaces essential to public convenience and in accordance with the spirit and purposes of this Ordinance. (Effective July 13, 1950; Ord. No. 458-E.)

SEC. A-7.2. OTHER REGULATIONS

1. Except as provided in Section A-7.1 all of the regulations applicable in Section 6.1, paragraphs (1) and (2); Section 7.1, paragraphs (2), (6), (7), and (8) shall apply in all RMA Districts.

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, provided that any hotel established after the effective date of this Amendment shall be so located that there is not in existence more than one (1) lodging house, pool or billiard room, pawnshop, shoeshine parlor, secondhand store, taxi-dance hall, establishment used for the sale of beer and/or intoxicating liquors for consumption on the premises, or other hotel within one thousand (1,000) feet of the boundaries of the site of the proposed hotel. This location limitation may be waived by the Common Council after report and recommendation from the City Plan Commission and upon finding that such use (1) will not be injurious to the contiguous or surrounding neighborhood, (2) will not be conducive to the spread of blight by creating a more unfavorable environment in which to rear children or by creating a less wholesome community, and (3) will not be contrary to the public interest, so that the spirit of the Ordinance shall be observed, public safety secured, and substantial justice done. The Common Council may impose other conditions and limitations to carry out such purposes.

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. (Ord. 577-F, effective June 30, 1961 and Ord. 673-F, effective March 1, 1962. (Ord. 755-F; effective December 28, 1962.)

SEC. 8.2. SIZE OF LOT

Every lot upon which a multiple family dwelling is hereafter erected shall be not less than seventy (70') feet in width as measured on the lot at a point twenty (20') feet distant from the front line and not less than seven thousand (7,000) square feet in area. Provided that a building for multiple family purposes may be erected on a lot of lesser width or area if such lot was platted and identified as a single unit on a plat officially approved and recorded prior to June 1, 1960 and upon which parcel said building is to be erected, except that this provision shall not apply where grants are given for division or partitioning of lots under the provisions of Section 3.8A, Paragraph 2. In no instance, however, shall a multiple family dwelling be hereafter erected on a lot having an area less than four thousand eight hundred (4,800) square feet. (Ord. 376-F, effective April 28, 1950.)

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. Except that every lot on which a multiple dwelling is placed or erected in which the only entrance of a unit or units contained in the structure opens directly on a rear yard, shall have a rear yard of not less than forty-five (45) feet of which the ten (10) feet nearest the structure shall not be used for vehicular parking and that such ten (10) foot space shall be separated from the balance of such a required rear yard by a masonry curbing not less than six (6) inches in height measured from the surface of the parking area. (Ord. 787-E, effective September 24, 1953.)

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 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. Except that every lot on which a multiple dwelling is placed or erected, in which the only entrance of a unit or units contained within the structure opens directly on a side yard not abutting on a street, shall have a side yard of not less than twenty (20) feet. (Ord. 787-E, effective September 24, 1953.)

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

Every lot upon which a multiple family dwelling is hereafter erected shall be not less than seventy (70') feet in width as measured on the lot at a point twenty (20') feet distant from the front lot line and not less than seven thousand (7,000) square feet in area. Provided that a building for multiple family purposes may be erected on a lot of lesser width or area if such lot was platted and identified as a single unit on a plat officially approved and recorded prior to June 1, 1960 and upon which parcel said building is to be erected except that this provision shall not apply where grants are given for division or partitioning of lots under the provisions of Section 3.8A Paragraph 2. In no instance, however, shall a multiple family dwelling be hereafter erected on a lot having an area less than four thousand eight hundred (4,800) square feet. (Ord. 476-F, effective April 28, 1960.)

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. Except that every lot on which a multiple dwelling is placed or erected in which the only entrance of a unit or units contained within the structure open directly on a rear yard, shall have a rear yard of not less than forty-five (45) feet of which the ten (10) feet nearest the structure shall not be used for vehicular parking and that such ten (10) foot space shall be separated from the balance of such a required rear yard by a masonry curbing not less than six (6) inches in height measured from the surface of the parking area. (Ord. 787-E, effective September 24, 1953.)

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. Except that every lot on which a multiple dwelling is placed or erected, in which the only entrance of a unit or units contained within the structure opens directly on a side yard not abutting on a street, shall have a side yard of not less than twenty (20) feet. (Ord. 787-E, effective September 24, 1953.)

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 (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. 9.8. LOT AREA PER ROOM

Every lot used for a multiple dwelling shall contain not less than two hundred (200) 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 A-9. P-1 DISTRICTS

The following regulations shall apply in all P-1 Districts:

SEC. A-9.1. USES PERMITTED

Premises in such districts shall be used only for a parking area, subject to such regulations as are hereinafter provided.

SEC. A-9.2. LIMITATION OF USE

1. Parking area shall be used for parking of private passenger vehicles only.

2. No charge shall be made for parking within such premises.

3. No business involving the repairs or services to vehicles permitted thereon, or sale, or display thereof, shall be conducted from or upon such premises.

4. No structures other than those required by this ordinance or specifically permitted herein shall be erected on the premises. No buildings other than those for shelter of attendants shall be erected upon premises, and there shall be not more than two such buildings in any one area and each such building shall not be more than fifty (50) square feet in area nor shall each exceed fifteen (15) feet in height.

No advertising signs shall be erected on premises except that not more than one (1) directional sign at each point of ingress or egress may be erected which may also bear the name of the operator of the lot and enterprise it is intended to serve. Such signs shall not exceed twenty (20) square feet in area nor an overall height above the ground of fifteen (15) feet and shall not project beyond the property line of premises where the subject premises are opposite R1, R2, RM, RM4 or RMU districts.

SEC. A-9.3. INGRESS AND EGRESS

Adequate ingress and egress for vehicles to premises used for parking shall be provided and shall be by means of streets or alleys adjacent to or extending through B1, B2, B6, BL, BC, C6, ML, ML6 or MH districts, or by private roadways extending through such districts. All such roadways shall be surfaced in a manner at least equivalent with that which is hereinafter provided for the parking area. (Ord. 885-E, effective August 12, 1954.)

SEC. A-9.4. PROTECTIVE WALL

The parking area shall be provided with a continuous unpierced masonry wall six (6) feet in height measured from the surface of the parking area on all sides where the next zoning district is an R1, R2, RM, RM4, or RMU district, for the purpose of this section designated as residentially zoned districts.

(A) SIDE YARDS

Where the P-1 district is contiguous to side lot lines of premises within a residentially zoned district, such wall shall be located at least twenty (20) feet from the side lot lines nearest the parking area.

Where the P-1 district lies across a street and opposite a residentially zoned district wherein the side lot lines are contiguous to such street, the wall on the side of the parking area adjacent to such street shall be located so as to provide a yard of not less than ten (10) feet in depth.

(B) FRONT YARD

Where the P-1 district is contiguous to a residentially zoned district which has a common frontage on the same block with the P-1 district and wherein residential structures have been erected having a front yard of less than twenty (20) feet in depth, or wherein no residential structures have been erected, such wall shall be located not less than twenty (20) feet from the front lot lines of the parking area.

Where the P-1 district is contiguous to a residentially zoned district which has a common frontage in the same block with the