

SECTION 10: ADDITIONAL USE, HEIGHT AND AREA REGULATIONS

10.A Use Regulations.

On all existing right-of-way of railroad companies, regardless of the zoning district in which such rights-of-way are located, railroad track age and accessories to railroad movement may be constructed or maintained.

10.B Area and Density Regulations.

(1) In a district in which commercial buildings are built with one or more stories for residential purposes above commercial uses, no side yards will be required for the residential portions of the building.

(2) No yard or other open space provided about any building for the purposes of complying with the provisions of these regulations shall again be used as a yard or an open space for another building. Every part of a required yard shall be open to the sky and unobstructed by buildings except for accessory buildings in the rear yard and except in the ordinary projections of skylights, sills, belt courses, cornices, and other ornamental features which may project into such yards a distance of not more than two feet.

(3) Open, unenclosed porches, platforms, or landing places not covered by a roof or canopy may extend or project into the yard for a distance not exceeding six feet.

(4) Terraces, uncovered porches, platforms, and ornamental features which do not extend more than three feet above the floor level of the ground (first) story may project into a required side yard, provided these projections be a distant of at least two feet from the adjacent side of the lot line.

(5) Front Yard:

(a) Where 40% or more of the frontage on one side of a street between two interesting streets is developed with buildings that have observed (with a variation of five feet or less), a front yard greater in depth than herein required, new buildings shall be entered closer to the street than the front yard so established by the existing buildings.

(b) Where 40% or more frontage on one side street between two intersecting streets is developed with buildings that have not observed a front yard as described above, then:

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(1) Where a building is to be erected on a parcel of land that is within 100 feet of an existing buildings on both sides, the minimum front yard shall be a line drawn between the two closest corners of the adjacent buildings on the two sides;

(2) Where a building is to be erected on a parcel of land that is within 100 feet of an existing building on one side only, such building may be erected as close to the street as the existing adjacent building; and

(3) In determining such front yard depth, buildings located entirely on the rear one-half of a lot shall be counted.

(c) On any corner lot on which a front or side yard is required, no wall, fence sign or other structure, or any plant growth shall be permitted or maintained higher than two feet above the curb level within 15 feet of the intersection of the property lines.

(6) Side Yard:

(a) The minimum width of a side yard of a corner lot in all Residential Districts shall be not less than ten feet. If the street side line of a corner lot is in the same block frontage with a lot or lots, whose street line is a front yard of such lot or lots, the side yard shall extend to the average alignment of the buildings along the same side of the street, unless such buildings are more than 25 feet back from the street line, in which case the side yard need not be more than 25 feet.

(b) A side yard of not less than 25 feet on the side of the lot adjoining on any Residential District shall be provided for all schools, libraries, churches, community houses, clubs, and other public or semi-public buildings hereafter erected or structurally altered.

(c) A garage, detached or attached to the main use building entering on the side street of a corner lot shall maintain a side yard of 25 feet in front of the garage.

(7) Rear Yard: In computing the depth of a rear yard where such yard opens into an alley, one-half of the width of such alley may be assumed to be a portion of the required yard.

10.C Garbage Collection and Refuse Receptacles.

R-3, B-1, B-2, B-3, B-4, B-5, and I District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence.