persons or wards (domestic and maintenance employees may be included) shall be considered to be one family.

SECTION 95. A ONE FAMILY DETACHED DWELLING is a house accommodating but a single family and having no party wall or walls in common with an adjacent house or houses.

SECTION 96. A SINGLE FAMILY DWELLING is a one family detached dwelling, as herein defined, used or intended to be used or occupied as a residence by one family only.

SECTION 97. A TWO-FAMILY DETACHED DWELLING is a dwelling (house) accomodating altogether but two families with one family living over the other and having a common main entrance for both families (or living units) and a common heating plant for both families (living units) Such a dwelling has no party wall or walls in common with an adjacent house or houses. (Such a dwelling has separate cooking and toilet facilities for each family (or living unit) If, in such a dwelling, the two (2) families are not housed one over the other, to an extent of ninety per centum (90%) or more, or have separate heating plants, then such a dwelling will be considered, for the purposes of this Ordinance, an Apartment Dwelling.

SECTION 98. A HOTEL is a building occupied as a more or less temporary abiding place of individuals (transients usually) who are lodged without meals, and rooms are occupied usually singly for hire and in which provision is not made for cooking on any individual plan.

SECTION 99. An APARTMENT DWELLING is a dwelling (or a part of a building used as such) for two (2) or more families on the same floor, or three (3) or more families either on the same floor and/or above one another, and living independently of each other and doing their cooking upon the premises.

SECTION 100. A BASEMENT is a story partly underground, but having more than seventy-five per centum (75%) of its wall height below the reference level.

SECTION 101. A CELLAR is a story having more than one-half of its wall height below the reference level and not occupied for living purposes. A cellar shall not be counted as a story in measuring the height of a building in stories.

SECTION 102. A STORAGE GARAGE is a space, building or structure designed or used for the storage of one or more motor vehicles, and having no shop or service in connection therewith other than for supplying to vehicles regularly stored therein of fuels, lubricants, air, water and other commodities incidental to their operation. However, a building or room used soley for the display or sale of such vehicles and in which they are not operated under their own power or serviced or repaired, shall not be considered a garage.

SECTION 103. A SERVICE GARAGE is a space, building or structure designed or used for the repair, refinishing, cleaning, lubrication or other care or servicing of motor vehicles.

SECTION 104. A MOTOR SUPPLY STATION is a space building or structure designed or used for the retail sale o supply of fuels, lubricants, air, water, and other operating commodities for motor vehicles, and including the custom ary space and facilities for the installation of such commod ities in or on such vehicles, but not including space or facil ities for the storage, repair, refinishing, cleaning or other servicing thereof.

SECTION 105. A PRIVATE STABLE is a building used for the private housing of cattle, sheep, goats, beasts of burden or draft animals.

SECTION 106. A PUBLIC STABLE is a building used for the public housing of horses or beasts of burden, or for the keeping of cattle, sheep, goats, horses or beasts or burden for sale or for hire.

SECTION 107. A STREET is a thoroughfare or way, other than an alley, dedicated to the use of the public and/or open to public travel and accepted by the City of Farmington.

SECTION 108. A PRIVATE STREET is a street not so dedicated and accepted by the City of Farmington, or any street designated as a private street upon a recorded plat.

SECTION 109. An ALLEY is a narrow passage or way open to public travel and designated upon a recorded plat or accepted as such by the City of Farmington, and, affording generally a secondary means of vehicular access to particular premises not intended as a thoroughfare for general traffic circulation.

SECTION 110. A PRIVATE ALLEY is any alley other than a public alley.

SECTION 111. A PLACE is an open unoccupied space not less than sixteen (16) feet in width, other than an alley, which is dedicated to purposes of access for abutting property.

SECTION 112. A SMALL ANIMAL as used in this Ordinance means any domesticated quadruped (except swine) weighing less than three-hundred (300) pounds when full grown.

SECTION 113. A SIGN is a board, or plate, or representation of any sort containing an inscription, permanently or semi-permanently affixed to its erection place, and usually intended to be seen and noticed by the public and used to convey intelligence and information to the public.

ARTICLE V—GENERAL PROVISIONS APPLYING TO ALL DISTRICTS

TITLE A—OPEN SPACES INALIENABLE

SECTION 114. YARDS, COURTS AND OTHER OPEN SPACES. No yard, court or other open space provided about any building for the purpose of complying with the provisions of the regulations contained in this Ordinance shall also be used as a yard, court or other open space for another building existing or intended to exist at the same time or might exist at some future time on the same lot or any adjacent lot.

SECTION 115. CONFLICTS BETWEEN PERCENTAGE OF LOT OCCUPANCY AND FRONT YARDS, SIDE YARDS OR COURTS. In case of conflict between the provisions relative to Percentage of Lot Occupancy prescribed in this Ordinance and the provisions relative to front yards, side yards, courts and other required open spaces prescribed in this Ordinance, the provisions relative to front yards and/or side yards or courts shall prevail: Provided however, that if the rear yard is of sufficient area to allow for any compensation therefor, then such conflicts shall not be so interpreted as reducing the Minimum Percentage of Lot Occupancy.

TITLE B—LIGHT, AIR AND VENTILATION

SECTION 116. All rooms occupied as offices, work shops, or factories or for purposes of human habitation, refuge or detention, and other rooms for like requirements for light, air and ventilation, shall be lighted and ventilated by windows or skylights opening directly either upon a street or alley or upon a yard or court located on the same lot. Such yards or courts or other open spaces shall be at least of the area and dimensions prescribed in this Ordinance for the District in which it is located.

SECTION 117. In no case shall a building or any other structure be erected in any District which will deprive any dwelling or apartment or building used in part as a dwelling, of a reasonable angle of direct sky-lighting.

TITLE C—RE-PLATTINGS, NEW PLATTINGS AND SUBDIVISIONS

SECTION 118. No areas of land whether platted or unplatted at the time this Ordinance becomes effective shall thereafter be surveyed, laid out, divided, subdivided or platted into streets, alleys, parks, lots, or other areas, and so dedicated and accepted by the City of Farmington, unless the lots upon which the intention or plan is to erect dwellings, are fifty (50) feet or more in width and six-thousand five-hundred twelve (6,512) square feet or more in area.

TITLE D—BUILDINGS ON UNPLATTED AREAS

SECTION 119. PRINCIPAL STRUCTURES. Any principal structure including any dwelling or apartment dwelling, erected on unplatted land shall be separated by not less than thirty-five (35) feet of open space between the nearest parts of such buildings whether under the same ownership or not.

SECTION 120. ACCESSORY BUILDINGS. The shortest distance between accessory buildings on unplatted areas of land, when such buildings are not held under the same ownership, shall not be less than twenty-five (25) feet.

TITLE E—PROJECTIONS INTO REQUIRED OPEN SPACES

SECTION 121a. PROHIBITED PROJECTIONS. For purposes of this Ordinance the following projections from a building from any point above the reference level shall be considered a part of the building to which attached and within the building line and shall not occupy any of the required open spaces adjacent thereto except as might otherwise be provided in this Ordinance:

1. Sun parlors.
2. Garages attached to another building.
3. Outside stairways.
4. Fire escapes.
5. Porches when covered and/or if permanently enclosed either wholly or partly.
6. Porticos.
7. Any other projection rising above the surface of the ground is prohibited unless otherwise provided for in this Ordinance, or unless permitted by the Board of Appeals as specified in Section 45.

SECTION 122. BAY WINDOWS, if not occupying more than one-fifth (1/5) of the length of the front, side, or rear wall from which it extends and/or extending upward no higher than the floor of the second story, may project not more than three (3) feet into any required minimum open space. A bay window projecting from any floor above the ceiling of the ground story may not occupy more than one-fifth (1/5) of any wall area from which it projects and may not project more than two (2) feet, but the space below it, from the ground to the ceiling of the ground story, must be entirely free and unobstructed.

SECTION 123. EAVES, CORNICES, BELT COURSES, CHIMNEYS, CANOPIES and AWNINGS may project into any required minimum open space not more than thirty (30) inches; except, that in any Commercial District temporary awnings on rollers may extend the width of a required yard, or over a platform or over the sidewalk, but, if extending over the sidewalk they may not project from the building line further than the outer edge of the sidewalk and they must be so mounted that they will at no time be less than seven (7) feet above the sidewalk.

SECTION 124. TERRACES may extend on the lot line paralleling a side yard but may not be more than thirty (30) inches above the reference level; except, in cases in which the side yard is adjacent to a street a terrace may project not nearer to the lot line than fifty per centum (50%) of the required minimum side yard. No terrace which projects into any required minimum open space may be covered or enclosed, in whole or in part, with any permanent material but may be covered or enclosed, in whole or in part, temporarily or seasonally with removable folding blinds, open wire screen or textile material. A terrace into a required minimum front yard, or rear yard, more than ten (10) feet.

SECTION 125. Steps may project into any required open space only if wholly uncovered and/or wholly unenclosed; provided, such steps do not project into any open space more than eight (8) feet and/or the surface of the top step is not above the level of the first floor of the building.

SECTION 126. A BALCONY may project into any minimum required open space not more than six (6) feet but in no case may it project more than one-fourth (¼) into the horizontal minimum length, width or depth of the required open space (whichever is most restrictive). A balcony may be covered but not enclosed and the space below it must be unobstructed but the balcony structure may be supported by columns or piers of moderate horizontal dimension.

SECTION 127. A PLATFORM may extend to any lot line if not more than five (5) feet above the reference level but it may be neither covered or enclosed except temporarily as specified in Section 124 for terraces; Provided however, that in any Residence District a platform will be considered, for purposes of this Ordinance, a porch.

SECTION 128. A PORCH may extend into a required minimum front yard not more than four (4) feet, and into a required minimum rear yard not more than eight (8) feet, and into a side yard not more than one-half (½) the required minimum width of such side yard. A porch may be covered but not enclosed; any part, or all, of a porch which is enclosed is considered, for purposes of this Ordinance, a part of the building to which it is attached and within the building line, and, as such may not extend into any required minimum open space. A porch may occupy the roof of a one story porch or the roof of any other integral part of the building to which it is attached and as such may be covered and/or enclosed. A "step-back" or wall off-set may not be used as a porch or for human habitation of any sort without permission of the Board of Appeals as specified in Section 45. Any porch which projects into any required minimum open space, and is covered permanently, shall not have such permanent covering placed, at any point, above the floor of the next story above that story from which the porch floor extends.

SECTION 129. A PORTE-COCHERE shall not project into any front yard, or not more than twelve (12) feet into required minimum rear yard, but, such a projection may extend into any side yard to the side lot line. The ends and outer side of a porte cochere must not be enclosed with any permanent material but it may be covered with any permanent material supported by columns or piers of moderate width; any such roof or covering shall not be placed, at any point, above the floor of the second story. No other part of a porte-cochere, if it projects into any required minimum open space may be permanently enclosed.

SECTION 130. LOADING BEAMS shall not project over any alley nor over a yard, court or other open space less than a height of twenty-five (25) feet above the ground; nor in any street in any case.

SECTION 131. SUN PARLORS, GARAGES and other similar projections shall not project or extend into any required minimum open space.

SECTION 132. FENCES and WALLS, not used for purposes of advertising, and necessary for the enclosure of the premises or part thereof, and trellises, arbors and other ornamental features not covered with a solid roof, and not displayed for sale, may occupy appropriate portions of any required yard, but if more than five (5) feet in height no such structure (other than a permitted accessory building) shall be erected except with the approval of the Board of Appeals as specified in Section 45.

SECTION 133. Any permitted projection, if extending into any required minimum open space, may not be so altered or reconstructed as to resemble or change or alter in any way whatsoever any projection not permitted by this Ordinance to extend into a required minimum open space.

TITLE F—SIGNS

SECTION 134. SIGNS are permitted only as specified in those Articles of this Ordinance regulating the uses permitted in the various Districts. Any sign in any District must be incidental and/or accessory to the uses permitted on any lot or lots in any District; the wording and pictorial matter placed on any sign must be relative and pertaining to only the use, sale, lease, construction or occupancy of a building and/or lot where a sign is placed and no other function or a sign is permitted, except in cases of undue and unnecessary hardship and then only by permission of the Board of Appeals as specified in Sections 44 or 45.

SECTION 135. Any governmental authority or a public utility may place, or cause to be placed, without permission of the Board of Appeals, a sign anywhere in the City of Farmington where deemed necessary to promote and maintain the general public peace, health, morals, safety and convenience. Such signs must contain informative matter only and in no manner or fashion may a sign contain matter that is persuasive propaganda of any kind whatsoever.

SECTION 136. No sign may be placed so as to obstruct clear and adequate vision consistent with and necessary for safety in any sidewalk, crosswalk, street, highway, or a street or highway intersection; and no sign shall obstruct clear and adequate vision of any traffic light, sign, notice, or directional structure. No sign using artificial light, in any manner or fashion, shall employ red or any shade of red, or green or any shade of green, or amber or any shade of amber unless it be a brilliant yellow, if such sign is placed, or will be illuminated at any time, within thirty (30) feet of an illuminated traffic signal.

SECTION 137. No sign may extend over a sidewalk unless it be at right angles (90°) to the length of the sidewalk unless it extend from a building corner to a curb corner walk unless it extend from a building corner to a curb corner at a street intersection. No sign may extend beyond the width of the sidewalk or beyond the curb. No sign may extend beyond the front of any building unless it be ten (10) feet or more above the sidewalk. The supports for signs extending over any sidewalk for any distance shall be adequate to protect the lives, health, and safety of pedestrians, or as may be specified in Ordinance C17 known as the Building Code.

SECTION 138. The Building Inspector may grant permits for temporary signs or banners if they or their supports extend beyond the curb. No such sign will be allowed without such permit. All such signs must be made of textile material and must not be placed as to create a danger to persons or property or create a traffic hazard.

SECTION 139. No sign may be attached to a temporary or movable standard and placed in a street, or on a sidewalk if the longest rectangular dimension thereof is greater than thirty (30) inches.

TITLE G—ACCESSORY BUILDINGS IN REQUIRED OPEN SPACES

SECTION 140. Subject to any exceptions or modifications specified or implied in this Ordinance, accessory buildings and structures not over two stories or twenty-five (25) feet in height may occupy a part of the minimum side and rear yard space required on a lot with a principal building, except when such side or rear yard adjoins a street. Such occupancy on any lot in a Residence District or suburban District shall not exceed fifty (50) per cent of the total of the required rear yard and side yards and for buildings over fifteen (15) feet in height shall not exceed thirty (30) per cent. In a Commercial or Industrial District accessory buildings not used for dwelling purposes may occupy any of the ground area which the principal building is permitted to cover.

SECTION 141. Accessory buildings more than two stories or twenty-five (25) feet in height shall be treated as principal buildings, and shall not occupy any of the yard space required about another building.

SECTION 142. Whenever a side yard of the principal structure is greater in width than twice the minimum side yard required, any accessory buildings must then observe not less than the minimum side yard requirements provided in this Ordinance for the principal structure.

SECTION 143. Whenever a front yard is required no accessory building will be permitted in such front yard unless allowed by the Board of Appeals after a public hearing as specified in Sections 46a and 46b.

SECTION 144. When the walls of any accessory building are constructed of combustible material and are not fireproof then such building may not be less than two (2) feet from any lot line or nearer than ten (10) feet to any building on an adjoining lot, or nearer than ten (10) feet to the principal structure on the same lot.

TITLE H—ACCESSIBILITY OF LOTS

SECTION 145. No lot shall be devoted to any principal use which does not abut for a least fifteen (15) feet upon a public street, or upon a recorded private street or upon a permanent unobstructed easement of access (other than an alley) connecting such lot with a public street, provided that such easement has a minimum width throughout related to the number of lots to which it furnishes the principal means of access, as follows:

1. For not more than one such lot, ten (10) feet.
2. For not more than two such lots, twenty (20) feet.
3. For more than two, but not more than eight such lots thirty (30) feet.
4. For more than eight, but not more than twelve such lots forty (40) feet.
5. For more than twelve lots, fifty (50) feet.

TITLE I—MISCELLANEOUS GENERAL PROVISIONS APPLYING TO ALL DISTRICTS

SECTION 146. No building used as a public or private stable, or one used for the housing and shelter of domestic fowls and/or small animals, or other animals, shall at the same time, be used also, in part, as a dwelling place for human beings; and, except as may otherwise be provided in this Ordinance, no such building shall be located nearer than ten (10) feet to any other building used as a dwelling place for human beings and neither shall any building be used as a dwelling place for human beings if it be located nearer than ten (10) feet to any structure used for the housing of fowls or animals of any kind. However, nothing in this section shall be construed as to apply to the keeping of common and ordinary household pets.

SECTION 147. A basement; the walls of which are seventy-five per centum (75%) or more below the reference level which is not used in any part as a dwelling place or living quarters for regularly cooking, eating or sleeping; and, any half story having a usable floor area of less than one-half (½) the area of the floor immediately below it, or any mezzanine or balcony, or a cellar, shall not be counted in measuring the height of a building in stories under this Ordinance.

SECTION 148. If a balustrade or skirting is built around the exterior edge of a porch or terrace extending into a front yard area or a side yard area, such balustrade or skirting shall not be higher than thirty (30) inches above the floor or surface of such porch or terrace.

SECTION 149. No lot shall be so reduced or diminished by platting, re-platting, subdividing or otherwise to such an extent that the minimum required yards, courts or other open spaces will be smaller than that required by this Ordinance after deducting the buildable area.

SECTION 150. NUMBER OF BASEMENTS AND CELLARS ON EACH LOT. Unless permitted by the Board of Appeals there shall not be on each lot more than two (2) basements nor more than two (2) cellars. Tunnels, when wholly subterranean, may be permitted only by the Board of Appeals as specified in Section 44.

SECTION 151. MORE RESTRICTIVE USES IN LESS RESTRICTED DISTRICTS. Unless otherwise expressly excepted or modified by the terms of this Ordinance any use in any less district which is a use, either express or implied by the terms of this Ordinance, a Permitted Use in a more restricted district shall observe and conform to all the requirements, regulations, conditions and specifications relative to building height, percentage of lot occupancy (or ratio of gross floor area to lot area), yards, courts and other open spaces specified and provided for in this Ordinance for such a use when located in its normal, proper and respective more restricted district in which it is originally permitted by the terms of this Ordinance. In case of conflict between degree of restriction the most restricted greater lot area shall govern.

SECTION 152. Nothing herein contained shall permit the total coverage of buildings on any lot to exceed the Percentage of Lot Occupancy and ratio of gross floor area to lot area as specified in Sections 175, 176, 177 and 219.

ARTICLE VI—RESIDENCE DISTRICTS

TITLE A—USES OF PROPERTY IN RESIDENCE DISTRICTS—GENERAL

SECTION 153. In a Residence District no lot shall be occupied and no building or structure shall be erected or used except for one only of the principal uses and one or more of the accessory uses permitted in that District, and then only in conformity with the special provisions, exceptions, or modifications relating to such uses may be contained in this Ordinance. In a Residence A District there shall be permitted only those uses specified under Titles B, C and D of this Article; in a Residence B District only the uses specified under Titles E, F and G of this Article. The uses enumerated under Titles B and E of this Article are principal uses generally permitted except as specifically stated thereunder. The uses enumerated under Titles C and F of this Article are accessory uses permitted only when incidental to and (unless otherwise stated) located on the same lot with a permitted principal use. The uses enumerated under Titles D and G of this Article are not permitted except upon application to the Board of Appeals for a Certificate of Compliance and/or Occupancy therefor, and the issuance of such Certificate with the approval of the Board as provided in Section 45 and/or Sections 46a and 46b when required, or, advisable in the judgment of the Board.

SECTION 154. However, nothing herein contained shall prevent the use for a dwelling for one family of any lot which was a lot of record on the date this Ordinance became effective if with an area less than that required for a single family dwelling in the district in which it is located; and the Board of Appeals, as provided in Section 45, may provide for principal uses normal to any district on such lots of record at the time this Ordinance becomes effective if they are exceptionally narrow and/or are of odd, unusual and irregular shape; But, when feasible and physically possible the specifications and regulations relative to height, yards, courts and other open spaces and Percentage of Lot Occupancy shall be adhered to as nearly as possible without reducing a usable, buildable area or depreciating the character of the District.

SECTION 155. In no case will a funeral parlor, undertaking establishment, or veterinary clinic or medical clinic be permitted in a Residence A District, nor a funeral parlor or undertaking establishment in a Residence B District.

SECTION 156. Any accessory use is permitted in any Residence District when expressly specified in any other Article of this Ordinance subject to any conditions provided therein, with such exceptions and modifications as may be provided in this Article (Article VI); Provided that, such accessory uses are clearly accessory and/or incidental to any principal use permitted in a Residence District.

TITLE B—PERMITTED PRINCIPAL USES IN A RESIDENCE A DISTRICT.

SECTION 157a. A SINGLE FAMILY DETACHED DWELLING, for not more than ONE FAMILY, comprising the principal occupancy of a free standing building located on a lot not less than six-thousand five-hundred and twelve (6,512) square feet in area unless such lot be a lot of record prior to the date this Ordinance became effective.

SECTION 157b. A CHURCH, TEMPLE, OR OTHER PLACE OF WORSHIP, together with the social rooms or other facilities normally incident thereto.

SECTION 157c. A LIBRARY OR ART GALLERY.

SECTION 157d. A PUBLIC or PAROCHIAL DAY SCHOOL when located on a lot not less than two-hundred (200) square feet in area for each student normally enrolled therein, or for whom such school is designed.

SECTION 157e. A PRIVATE EDUCATIONAL INSTITUTION giving preparatory education similar in character to that provided in the public schools; a kindergarten, nursery school, or similar institution for children or pre-school age, a public or private day or boarding school, seminary or college devoted to religious, technical or other advance training or general education (but not including a boys' correctional school or one for the training of the feeble minded or insane); Provided, that such school is located on a lot having an area of not less than five-hundred (500) square feet for each student normally enrolled therein, or for whom such school is designed.

SECTION 157f. The RENTING OF ROOMS FOR LODGING AND/OR BOARDING for transient or resident guests for the accommodation of not to exceed eight (8) persons; Provided, that such use does not in any way depreciate the residential character of surrounding property; And, provided further, that the chief purpose shall not be to furnish or sell beer, wine, or intoxicating liquors; and, that not more than one-half (½) of the total floor area above the reference level shall be used; and, that adequate parking space for automobiles be provided.

SECTION 157g. A RESIDENTIAL CLUB housed in a single detached dwelling provided such use will not impair the residential character of the property or the district; Provided, it is not intended or used for transient guests. Such residential club may not consist of more than eight (8) persons together with a reasonable number of maintenance employees all of whom may be housed in the principal structure or accessory buildings; And provided further, that such enterprise will not be carried on as a business, nor the major activity consist in selling or furnishing the members or their guests beer, wine, or intoxicating liquors; and that adequate parking space for automobiles be provided.

TITLE C—PERMITTED ACCESSORY USES IN A RESIDENCE A DISTRICT.

SECTION 158a. A DWELLING for the domestic and maintenance employees of the owner or occupant of the principal building on the lot, located on the same lot therewith and occupying a part of the same building or of some other accessory building permitted for such purposes by this Ordinance.

SECTION 158b. The office of a PHYSICIAN, DENTIST, or OTHER PROFESSIONAL PERSON such as musician, artist, or other similar profession or any customary HOME OCCUPATION employing not more than two paid assistants if conducted wholly within the residence of the owner or occupant, and with no display or advertising other than a small announcement sign as provided in Section 158h. There may be not more than the equivalent of three (3) rooms so used in such dwelling or principal structure for such accessory purposes, and there shall be no display of products visible from the street.

SECTION 158c. A CONVENT, DORMITORY, OR SIMILAR DWELLING incidental to a school, college, or church when located on the same lot therewith or on one contiguous or opposite thereto; Provided, that the lot on which such structure is located has an area, in addition to open area requirements of this Ordinance for Residence A Districts, of not less than fifteen-hundred (1,500) square feet for each person for whom accommodation is provided therein.

SECTION 158d. A STORAGE GARAGE for the private use of the owner or occupant of the principal building on a lot, comprising a part thereof or located separately on the same lot therewith; Provided, the area of such garage does not exceed six (6) per cent of the area of the lot; And provided further, that there is housed therein not more than one (1) commercial vehicle of not to exceed one and one-half (1-½) tons capacity, but there may be sufficient space for the housing of not more than three (3) automotive vehicles, in no case shall such a structure be used for living quarters unless there be provided within the terms of this Ordinance a second story to such structure to be so used. In no case when such buildings are detached can they be used exclusively for dwellings except as the provisions of Article XVII might apply. No garage may be less than fifty (50) feet from any street line except in the case of corner lots when the provisions of this Ordinance for side yards in Residential A Districts on corner lots shall apply. Such garages are to be used for storage only and not as places or shops for the purpose of major repairs as a business or on a commercial scale.

SECTION 158e. GARDENING and FRUIT GROWING either incidental to the residential use of the property or on vacant property. For the sale and display of fruits and vegetables produced only on the property a small temporary stand covering not more than ten (10) square feet may be erected and a sign displayed in accordance with Section 158h.

SECTION 158f. An accessory building and facilities for THE KEEPING OF FOWLS only as specified and provided for in Article XV.

SECTION 158g. A PRIVATE STABLE provided there be no dwelling, (except such as may be located on the same lot) within a radius of one-hundred (100) feet of such stable. The number of animals, excluding sucklings, housed in a private stable shall not exceed one for every two-thousand (2,000) square feet contained in the area of the lot on which such building is located, and in no case shall there be more than four (4) animals (excluding sucklings) which may include, but must not be exceeded by, one (1) cow under such conditions as are provided and specified in Section 159e. The operation and maintenance of private stables must be purely incidental to the residential use of the property and in no way commercial. A private stable shall not be located in a front yard nor less than fifty (50) feet from a front lot line or a rear lot line if the rear of the lot abuts upon a street. In the case of a private stable located on a corner lot such stable must be located not less than twenty (20) feet from the side lot line which abuts the street; if a private stable is located in the rear yard the provisions of this Ordinance relative to accessory buildings in rear yards must be observed and complied with. In a Residence A District no male animals may be kept for breeding purposes.

SECTION 158h. A SIGN or signs pertaining to the sale, lease, rent, construction or occupancy of a building or land, and place thereon, but not having a total of more than four (4) square feet of display surface on any one lot. No sign involving either the combined or separate use of any kind of gas or electrical apparatus, any novelty signs shall be permitted. Except that an artificial white light may be used only to enhance the visibility of any sign permitted but it must be used in such a manner as not to be detrimental to the residential character of the District and will not cause undue illumination resulting in the disturbing of any persons sleeping in surrounding dwellings.

SECTION 158i. Any other use normally incidental to one of the principal uses permitted in a Residence A District provided it is subordinate to and located on the same lot with the use to which it is accessory.

TITLE D—USES IN RESIDENCE A DISTRICTS REQUIRING THE APPROVAL OF THE BOARD OF APPEALS

SECTION 159a. A TWO-FAMILY DETACHED DWELLING, (for not more than two (2) families), comprising the principal occupancy of a free standing building located on a lot not less than six-thousand five-hundred and twelve (6,512) square feet, unless such lot be a lot of record prior to the date this Ordinance becomes effective.

SECTION 159b. A STORAGE GARAGE or open air PARKING SPACE for the parking of non-commercial motor vehicles as an accessory use to a church, school, or other permitted activities or a storage garage for such commercial vehicles as may be incidental to the operation of such activity and so located and arranged as to be effectively screened from adjoining properties.

SECTION 159c. PUBLIC UTILITY TRANSFORMER STATIONS or SUB-STATIONS and similar uses of public service corporations provided such buildings shall conform to and harmonize with surrounding buildings as to type of architecture, landscaping, and all area requirements; Provided further, that there be no public business offices and no repair, storage or garage facilities maintained as accessory thereto; And provided, that such structures do not contain installations giving forth noise, vibration, dust, smoke, gas, obnoxious odors, or are in any other way offensive or tend to disturb the peace and tranquility of the residents of the neighborhood.

SECTION 159d. An accessory building and facilities for the keeping of SMALL ANIMALS as specified and provided in Article XV.