

height exceeds 30 feet. Accessory buildings shall comply with the requirements of Section 2.6 hereof.

**ARTICLE VII**

**R-2 TWO FAMILY RESIDENTIAL DISTRICTS.** No building shall be erected on any lot within this district unless it shall be used in accordance with one or more of the following uses:

- (a) All uses permitted in R-1 Districts.
- (b) Two family dwellings.
- (c) Two family income dwellings.
- (d) Private club, fraternity, lodge, and similar home.
- (e) Private club, fraternity, lodge, and similar home, not including an animal hospital, and other similar uses.
- (f) Private garages or similar garages, when in conjunction with dwelling units, either separate or in connected groups having common and unpermitted dividing walls between contiguous private garages.
- (g) Accessory buildings and uses customarily incidental to any of the above permitted uses shall include not more than one private garage or use of more than two motor vehicles per living unit, not more than one of which may be a commercial vehicle which shall not exceed one two capacity, provided, and commercial vehicle is owned and operated by a member of the family residing in said living unit. Where the area of a lot is greater than 2000 square feet, garage space may be increased, but in no case shall such space be greater than 35 per cent of the area of the yard.

(h) One illuminated sign not greater than 6 square feet in area or one illuminated sign not greater than 2 square feet in area. All illuminated signs shall be no more than 100 feet and shall be shaded so that only the illuminated portion is visible.

**7.02 HEIGHT OF BUILDINGS.** No building hereafter erected or altered shall exceed 30 feet in height or two stories, except as provided in Article XIII of this Ordinance.

**7.03 LOT AREA PER FAMILY.** Each lot shall provide an area of 7500 square feet for each family dwelling unit when such lots are supplied with both municipal water and sewer. When no municipal water and sewer system is available the lot area shall be used for a one family dwelling unit, but shall be no less than 5000 square feet.

**7.04 LOT COVERAGE.** No dwelling, together with its accessory buildings hereafter erected on any lot, shall cover more than 35 per cent of the area of the lot.

**7.05 FRONT YARD.** Every dwelling shall have a front yard of not less than 25 feet in depth. Provided, however, that the minimum depth of the front yard on 50 per cent or more of the property located on the same side of the street and in the same block and on the same side of the street shall be not less than 35 feet, but need not be greater than the average depth of front yards on the lots which are existing buildings.

**7.06 SIDE YARDS.** There shall be provided a side yard on each side of every main building which shall be not less than 10 feet in width with an aggregate width of both side yards of not less than 20 feet.

**7.07 SIDE YARDS - NON-RESIDENTIAL.** No building shall be erected on any lot which shall be provided on each side of any building, erected or used for non-residential purposes. Each side yard shall be increased one foot in width for each 5 feet or part thereof by which the building or structure exceeds 35 feet above the side yard. Such side yard shall also increase one foot for each 2 feet or part thereof, by which the height exceeds 50 feet. Accessory buildings shall comply with the requirements of Section 2.6 hereof.

**7.08 SIDE YARDS ABUTTING UPON A STREET.** The side yard of a building abutting upon a side street shall not be less than 25 feet.

**7.09 REAR YARD.** Each lot shall have a rear yard of not less than 30 feet.

**7.10 REAR YARDS ABUTTING SIDE LOT LINES.** Where a side yard of an interior lot abuts a rear yard of a corner lot or an alley separating such lots, any accessory building on the corner lot shall set back from the side street as far as the dwelling on the interior lot.

**ARTICLE VIII**

**R-1 MULTIPLE FAMILY RESIDENTIAL DISTRICTS**

**8.01 USES PERMITTED.** No structure, building or land shall be erected on any lot within this district unless it shall be used in accordance with one or more of the following uses:

- (a) All uses permitted in R-1, R-1-P and R-2 Districts.
- (b) Apartment houses.
- (c) Single family terrace dwellings and efficiency apartments of not more than eight housing units each, when all are erected at the same time.
- (d) Institutions of a philanthropic or charitable nature.

**8.02 HEIGHT OF BUILDINGS.** No building hereafter erected or altered shall exceed 30 feet in height, 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 45 feet, if approved by the Board of Appeals.

**8.03 LOT AREA PER FAMILY.** No multiple family dwelling shall be erected upon a lot which has less than 7500 square feet of area and a width of less than 60 feet at the front building line. Provided, however, that for every family unit in excess of the first two there shall be provided an additional lot area of not less than 5000 square feet.

**8.04 LOT COVERAGE.** Such lots used for a multiple dwelling, together with its accessory buildings, hereafter erected on any lot, shall not cover more than 40 per cent of the area of such lot.

**8.05 FRONT YARDS.** Each lot shall have a front yard of not less than 25 feet. Provided, however, that if the building is already situated on 50 per cent or more of the property located on the same side of the street and in the same block, all future buildings shall be set back and on such side of the street, shall provide for a side yard with a depth which shall not be less than 10 feet or part thereof by which the length of the multiple dwelling exceeds fifty feet in

overall dimensions along the adjoining lot line. The side yard along the common lot line between two or more adjoining lots may be omitted when two or more dwellings are erected at the same time on such lots to form a permitted semi-detached or service dwelling provided the remaining side yard on each of the two exterior lots of such group shall have a width of not less than 10 feet. Where a one or two family dwelling is erected in an R-2 District, the yard requirements and lot coverage shall be the same as specified under Section 7.05. When to municipal water and sewer system is available the lot area shall be used for a one family dwelling only and shall be not less than 5000 square feet.

**8.07 REAR YARDS.** Each lot shall have a rear yard of not less than 30 feet in depth.

**8.08 REAR YARDS ABUTTING SIDE LOT LINES.** Where a side yard of an interior lot abuts a rear yard of a corner lot or an alley separating such lots, any accessory building on the corner lot shall set back from the side street as far as the dwelling on the interior lot.

**ARTICLE IX**

**C-1 LOCAL BUSINESS DISTRICTS**

**9.01 USES PERMITTED.** No structure or building shall be erected on any lot within this district unless it shall be used in accordance with one or more of the following specified purposes:

- (a) Automobile equipment sales.
- (b) Business service. Post-offices, postal stations, professional services, real estate brokers, accounting and other similar services not otherwise excluded by the provisions of this Ordinance.
- (c) Cleaning services. Laundry pick up, automotive laundry, dressmaking, millinery, tailor shop, shoe repair shop, dry cleaning and pressing in compliance with the Fire Prevention Ordinance and State Law and employing not more than 20 persons on any one shift.
- (d) Food services. Including grocery, meat market, super-market, restaurant, delicatessen, fruit market and bakery employing not more than 20 persons on any one shift.
- (e) Personal services. Including barber shop, beauty shop, reducing salon, and photographic shop.
- (f) Retail services. Including drug store, haberdashery, stationery, book store, menswear, apparel shop, shoe room for articles to be sold at retail, flower shop and commercial greenhouses, not exceeding 1000 sq. ft. in area.
- (g) Signs and billboards.
- (h) Parking of Motor Vehicles.
- (i) Repair or storage facilities incidental to any of the permitted uses only on approval of the Board of Appeals.
- (j) Buildings and uses customarily accessory to any of the above permitted uses when located on the same lot.

The above specified stores, shops or businesses shall be retail establishments selling new merchandise and/or services only, and shall be subject to the following conditions:

- 1. Such signs, shops or businesses shall be conducted entirely within a building.
- 2. Products made incidental to a permitted use shall be only sold at retail on the premises.
- 3. All public entrances to such stores, shops or businesses shall be from the principal street upon which the building is a parking area may be provided.
- 4. Dwelling units above or in the rear of a commercial use shall not be permitted after the effective date of this ordinance.
- 5. Any exterior sign or signs displayed may project not more than 15 inches beyond the face of the side wall of a building or lot and not exceeding 30 square feet in area for any one building or lot.
- 6. Billboards not greater than 300 square feet in area and no part of such billboard shall be within 150 feet of the center of any street intersection.
- 7. The exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surface of such other buildings.

**9.02 HEIGHT REGULATIONS.** No building hereafter erected or altered shall exceed 20 feet or one story in height, except as provided in Article XIII of this Ordinance.

**9.03 LOT AREA.** Every lot used as a business shall have an area sufficient in size to provide an adequate disposal system as established by standards required by the State or County Health Departments rules and regulations. In no case shall a business lot be less than 4000 square feet in area.

**9.04 FRONT YARD.** No front yard shall be required, except that in no event shall the street wall of a building be established nearer to the street than the future street line as established by the Master Plan.

**9.05 SIDE YARDS ON INTERIOR LOT LINES.** No side yards are required along an interior side lot line where all walls of buildings abutting such interior side lot line are wholly without windows or other openings and two of fireproof construction, a side yard of not less than 10 feet shall be provided.

**9.06 SIDE YARDS ON STREET SIDE OF CORNER LOTS.** No side yard shall be required.

**9.07 REAR YARD.** No rear yard is required. Where alleys are existing or where alley locations are established by the Master Plan, the alley line shall be the rear property line.

**ARTICLE X**

**C-2 GENERAL COMMERCIAL DISTRICTS**

**10.01 USES PERMITTED.** No building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified purposes:

- (a) All uses permitted in C-1 Districts.
- (b) Department stores.
- (c) Hotels.
- (d) Private clubs or lodges.
- (e) Wholesale establishments.
- (f) Funeral homes.
- (g) Commercial recreation, including theaters, bowling alleys, pool and billiard rooms, dancing academies and roller or ice skating rinks.
- (h) Banks.
- (i) Commercial parking garages, sales rooms.
- (j) Bus stations.
- (k) Public utility buildings and transformer stations or substations without storage yards.
- (l) Outdoor advertising signs and billboards.
- (m) All commercial establishments, professional business services and otherwise restricted to some other district or zone.
- (n) A storage garage for commercial vehicles used for less than 90 days per annum and which is located on the same lot therewith and not occupying more than 25 per cent of the area of such lot.
- (o) Service garages for automobile repair entirely on an enclosed building and not open to the street.
- (p) Parking areas for the exclusive use of the patrons of the stores, shops, or businesses in the immediate vicinity of the building, and developed as required by Ordinance No. C-454.
- (q) Buildings and uses customarily accessory to any of the above permitted uses, but which will not be detrimental to the character of the neighborhood or vibration to the surrounding neighborhood.
- (r) Signs, billboards, and other structures shall be subject to the following conditions:
  - (1) All such structures, excepting Motor Supply Stations, open automobile and trailer sales and repair areas shall be conducted entirely inside a building.
  - (2) All public entrances shall be from the principal street upon which the property fronts, and such entrance to the building from a parking lot area may be provided or permitted.
  - (3) All exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surfaces of other such buildings.
  - (4) Products made incidental to a permitted use shall be only sold at retail on the premises, and such manufacturing processing, treatment of products or activity shall comply with the Performance Standards under Section 3.39 and shall not cause a measurable noise emanating from the premises which is greater than 70 decibels as measured at the property line.
  - (5) Signs located on or pertaining to the use of the premises, goods sold, services rendered or activity conducted on the premises shall be so located as to be unobtrusive and may project not more than 15 feet above the face of the wall, provided the sign is on the open front yard such signs may be set back not less than 10 feet from the building line and shall be attached to and be parallel with the wall of the building from the principal street line or in the case of a corner building, on that portion of the side wall within 50 feet of the street line.
  - (6) Such signs shall not exceed in display surface an area of 70 sq. ft. Provided that the sign is on the open front yard such signs may be set back not less than 10 feet from the building line and shall be attached to and be parallel with the wall of the building from the principal street line or in the case of a corner building, on that portion of the side wall within 50 feet of the street line.
  - (7) Billboards not greater than 300 sq. ft. in area but no part of such billboard shall be within 150 ft. of the center of any street intersection.
  - (8) No un-illuminated sign pertaining to the sale, lease or lease of a building or lot, and not exceeding 30 square feet in area for any one building or lot, shall be erected on any lot within this district.
  - (9) Signs pertaining to such uses may be free standing, but in such case shall be not more than 15 feet high.

**10.02 BUILDING HEIGHT.** No building hereafter erected or altered shall exceed 20 feet or one story in height, except as provided in Article XIII of this Ordinance.

**10.03 LOT AREA.** Every lot used as a business shall have an area sufficient in size to provide an adequate disposal system as established by standards required by the State or County Health Departments rules and regulations. In no case shall a business lot be less than 4000 square feet in area.

**10.04 FRONT YARD.** No front yard shall be required, except that in no event shall the street wall of a building be established nearer to the street than the future street line as established by the Master Plan.

**10.05 SIDE YARDS ON INTERIOR LOT LINES.** No side yards are required along an interior side lot line where all walls of buildings abutting such interior side lot line are wholly without windows or other openings and two of fireproof construction, a side yard of not less than 10 feet shall be provided.

**10.06 SIDE YARDS ON THE STREET SIDE OF CORNER LOTS.** No side yard shall be required on the street side of corner lots.

**10.07 REAR YARD.** No rear yard shall be required. Where alleys are existing or where alley locations are established by the Master Plan, the alley line as established or as is established by the Master

Plan and/or services only, and shall be subject to the following conditions:

- 1. Such signs, shops or businesses shall be conducted entirely within a building.
- 2. Products made incidental to a permitted use shall be only sold at retail on the premises.
- 3. All public entrances to such stores, shops or businesses shall be from the principal street upon which the building is a parking area may be provided.
- 4. Dwelling units above or in the rear of a commercial use shall not be permitted after the effective date of this ordinance.
- 5. Any exterior sign or signs displayed may project not more than 15 inches beyond the face of the side wall of a building or lot and not exceeding 30 square feet in area for any one building or lot.
- 6. Billboards not greater than 300 square feet in area and no part of such billboard shall be within 150 feet of the center of any street intersection.
- 7. The exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surface of such other buildings.

**9.02 HEIGHT REGULATIONS.** No building hereafter erected or altered shall exceed 20 feet or one story in height, except as provided in Article XIII of this Ordinance.

**9.03 LOT AREA.** Every lot used as a business shall have an area sufficient in size to provide an adequate disposal system as established by standards required by the State or County Health Departments rules and regulations. In no case shall a business lot be less than 4000 square feet in area.

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**9.06 SIDE YARDS ON STREET SIDE OF CORNER LOTS.** No side yard shall be required.

**9.07 REAR YARD.** No rear yard is required. Where alleys are existing or where alley locations are established by the Master Plan, the alley line shall be the rear property line.

**ARTICLE X**

**C-2 GENERAL COMMERCIAL DISTRICTS**

**10.01 USES PERMITTED.** No building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified purposes:

- (a) All uses permitted in C-1 Districts.
- (b) Department stores.
- (c) Hotels.
- (d) Private clubs or lodges.
- (e) Wholesale establishments.
- (f) Funeral homes.
- (g) Commercial recreation, including theaters, bowling alleys, pool and billiard rooms, dancing academies and roller or ice skating rinks.
- (h) Banks.
- (i) Commercial parking garages, sales rooms.
- (j) Bus stations.
- (k) Public utility buildings and transformer stations or substations without storage yards.
- (l) Outdoor advertising signs and billboards.
- (m) All commercial establishments, professional business services and otherwise restricted to some other district or zone.
- (n) A storage garage for commercial vehicles used for less than 90 days per annum and which is located on the same lot therewith and not occupying more than 25 per cent of the area of such lot.
- (o) Service garages for automobile repair entirely on an enclosed building and not open to the street.
- (p) Parking areas for the exclusive use of the patrons of the stores, shops, or businesses in the immediate vicinity of the building, and developed as required by Ordinance No. C-454.
- (q) Buildings and uses customarily accessory to any of the above permitted uses, but which will not be detrimental to the character of the neighborhood or vibration to the surrounding neighborhood.
- (r) Signs, billboards, and other structures shall be subject to the following conditions:
  - (1) All such structures, excepting Motor Supply Stations, open automobile and trailer sales and repair areas shall be conducted entirely inside a building.
  - (2) All public entrances shall be from the principal street upon which the property fronts, and such entrance to the building from a parking lot area may be provided or permitted.
  - (3) All exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surfaces of other such buildings.
  - (4) Products made incidental to a permitted use shall be only sold at retail on the premises, and such manufacturing processing, treatment of products or activity shall comply with the Performance Standards under Section 3.39 and shall not cause a measurable noise emanating from the premises which is greater than 70 decibels as measured at the property line.
  - (5) Signs located on or pertaining to the use of the premises, goods sold, services rendered or activity conducted on the premises shall be so located as to be unobtrusive and may project not more than 15 feet above the face of the wall, provided the sign is on the open front yard such signs may be set back not less than 10 feet from the building line and shall be attached to and be parallel with the wall of the building from the principal street line or in the case of a corner building, on that portion of the side wall within 50 feet of the street line.
  - (6) Such signs shall not exceed in display surface an area of 70 sq. ft. Provided that the sign is on the open front yard such signs may be set back not less than 10 feet from the building line and shall be attached to and be parallel with the wall of the building from the principal street line or in the case of a corner building, on that portion of the side wall within 50 feet of the street line.
  - (7) Billboards not greater than 300 sq. ft. in area but no part of such billboard shall be within 150 ft. of the center of any street intersection.
  - (8) No un-illuminated sign pertaining to the sale, lease or lease of a building or lot, and not exceeding 30 square feet in area for any one building or lot, shall be erected on any lot within this district.
  - (9) Signs pertaining to such uses may be free standing, but in such case shall be not more than 15 feet high.

**10.02 BUILDING HEIGHT.** No building hereafter erected or altered shall exceed 20 feet or one story in height, except as provided in Article XIII of this Ordinance.

**10.03 LOT AREA.** Every lot used as a business shall have an area sufficient in size to provide an adequate disposal system as established by standards required by the State or County Health Departments rules and regulations. In no case shall a business lot be less than 4000 square feet in area.

**10.04 FRONT YARD.** No front yard shall be required, except that in no event shall the street wall of a building be established nearer to the street than the future street line as established by the Master Plan.

**10.05 SIDE YARDS ON INTERIOR LOT LINES.** No side yards are required along an interior side lot line where all walls of buildings abutting such interior side lot line are wholly without windows or other openings and two of fireproof construction, a side yard of not less than 10 feet shall be provided.

**10.06 SIDE YARDS ON THE STREET SIDE OF CORNER LOTS.** No side yard shall be required on the street side of corner lots.

**10.07 REAR YARD.** No rear yard shall be required. Where alleys are existing or where alley locations are established by the Master Plan, the alley line as established or as is established by the Master

Plan and/or services only, and shall be subject to the following conditions:

- 1. Such signs, shops or businesses shall be conducted entirely within a building.
- 2. Products made incidental to a permitted use shall be only sold at retail on the premises.
- 3. All public entrances to such stores, shops or businesses shall be from the principal street upon which the building is a parking area may be provided.
- 4. Dwelling units above or in the rear of a commercial use shall not be permitted after the effective date of this ordinance.
- 5. Any exterior sign or signs displayed may project not more than 15 inches beyond the face of the side wall of a building or lot and not exceeding 30 square feet in area for any one building or lot.
- 6. Billboards not greater than 300 square feet in area and no part of such billboard shall be within 150 feet of the center of any street intersection.
- 7. The exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surface of such other buildings.

**9.02 HEIGHT REGULATIONS.** No building hereafter erected or altered shall exceed 20 feet or one story in height, except as provided in Article XIII of this Ordinance.

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**9.06 SIDE YARDS ON STREET SIDE OF CORNER LOTS.** No side yard shall be required.

**9.07 REAR YARD.** No rear yard is required. Where alleys are existing or where alley locations are established by the Master Plan, the alley line shall be the rear property line.

**ARTICLE X**

**C-2 GENERAL COMMERCIAL DISTRICTS**

**10.01 USES PERMITTED.** No building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified purposes:

- (a) All uses permitted in C-1 Districts.
- (b) Department stores.
- (c) Hotels.
- (d) Private clubs or lodges.
- (e) Wholesale establishments.
- (f) Funeral homes.
- (g) Commercial recreation, including theaters, bowling alleys, pool and billiard rooms, dancing academies and roller or ice skating rinks.
- (h) Banks.
- (i) Commercial parking garages, sales rooms.
- (j) Bus stations.
- (k) Public utility buildings and transformer stations or substations without storage yards.
- (l) Outdoor advertising signs and billboards.
- (m) All commercial establishments, professional business services and otherwise restricted to some other district or zone.
- (n) A storage garage for commercial vehicles used for less than 90 days per annum and which is located on the same lot therewith and not occupying more than 25 per cent of the area of such lot.
- (o) Service garages for automobile repair entirely on an enclosed building and not open to the street.
- (p) Parking areas for the exclusive use of the patrons of the stores, shops, or businesses in the immediate vicinity of the building, and developed as required by Ordinance No. C-454.
- (q) Buildings and uses customarily accessory to any of the above permitted uses, but which will not be detrimental to the character of the neighborhood or vibration to the surrounding neighborhood.
- (r) Signs, billboards, and other structures shall be subject to the following conditions:
  - (1) All such structures, excepting Motor Supply Stations, open automobile and trailer sales and repair areas shall be conducted entirely inside a building.
  - (2) All public entrances shall be from the principal street upon which the property fronts, and such entrance to the building from a parking lot area may be provided or permitted.
  - (3) All exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surfaces of other such buildings.
  - (4) Products made incidental to a permitted use shall be only sold at retail on the premises, and such manufacturing processing, treatment of products or activity shall comply with the Performance Standards under Section 3.39 and shall not cause a measurable noise emanating from the premises which is greater than 70 decibels as measured at the property line.
  - (5) Signs located on or pertaining to the use of the premises, goods sold, services rendered or activity conducted on the premises shall be so located as to be unobtrusive and may project not more than 15 feet above the face of the wall, provided the sign is on the open front yard such signs may be set back not less than 10 feet from the building line and shall be attached to and be parallel with the wall of the building from the principal street line or in the case of a corner building, on that portion of the side wall within 50 feet of the street line.
  - (6) Such signs shall not exceed in display surface an area of 70 sq. ft. Provided that the sign is on the open front yard such signs may be set back not less than 10 feet from the building line and shall be attached to and be parallel with the wall of the building from the principal street line or in the case of a corner building, on that portion of the side wall within 50 feet of the street line.
  - (7) Billboards not greater than 300 sq. ft. in area but no part of such billboard shall be within 150 ft. of the center of any street intersection.
  - (8) No un-illuminated sign pertaining to the sale, lease or lease of a building or lot, and not exceeding 30 square feet in area for any one building or lot, shall be erected on any lot within this district.
  - (9) Signs pertaining to such uses may be free standing, but in such case shall be not more than 15 feet high.

Plan and/or services only, and shall be subject to the following conditions:

- 1. Such signs, shops or businesses shall be conducted entirely within a building.
- 2. Products made incidental to a permitted use shall be only sold at retail on the premises.
- 3. All public entrances to such stores, shops or businesses shall be from the principal street upon which the building is a parking area may be provided.
- 4. Dwelling units above or in the rear of a commercial use shall not be permitted after the effective date of this ordinance.
- 5. Any exterior sign or signs displayed may project not more than 15 inches beyond the face of the side wall of a building or lot and not exceeding 30 square feet in area for any one building or lot.
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- 7. The exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surface of such other buildings.

**9.02 HEIGHT REGULATIONS.** No building hereafter erected or altered shall exceed 20 feet or one story in height, except as provided in Article XIII of this Ordinance.

**9.03 LOT AREA.** Every lot used as a business shall have an area sufficient in size to provide an adequate disposal system as established by standards required by the State or County Health Departments rules and regulations. In no case shall a business lot be less than 4000 square feet in area.

**9.04 FRONT YARD.** No front yard shall be required, except that in no event shall the street wall of a building be established nearer to the street than the future street line as established by the Master Plan.

**9.05 SIDE YARDS ON INTERIOR LOT LINES.** No side yards are required along an interior side lot line where all walls of buildings abutting such interior side lot line are wholly without windows or other openings and two of fireproof construction, a side yard of not less than 10 feet shall be provided.

**9.06 SIDE YARDS ON STREET SIDE OF CORNER LOTS.** No side yard shall be required.

**9.07 REAR YARD.** No rear yard is required. Where alleys are existing or where alley locations are established by the Master Plan, the alley line shall be the rear property line.

**ARTICLE X**

**C-2 GENERAL COMMERCIAL DISTRICTS**

**10.01 USES PERMITTED.** No building or land, except as otherwise provided in this Ordinance, shall be erected or used except for one or more of the following specified purposes:

- (a) All uses permitted in C-1 Districts.
- (b) Department stores.
- (c) Hotels.
- (d) Private clubs or lodges.
- (e) Wholesale establishments.
- (f) Funeral homes.
- (g) Commercial recreation, including theaters, bowling alleys, pool and billiard rooms, dancing academies and roller or ice skating rinks.
- (h) Banks.
- (i) Commercial parking garages, sales rooms.
- (j) Bus stations.
- (k) Public utility buildings and transformer stations or substations without storage yards.
- (l) Outdoor advertising signs and billboards.
- (m) All commercial establishments, professional business services and otherwise restricted to some other district or zone.
- (n) A storage garage for commercial vehicles used for less than 90 days per annum and which is located on the same lot therewith and not occupying more than 25 per cent of the area of such lot.
- (o) Service garages for automobile repair entirely on an enclosed building and not open to the street.
- (p) Parking areas for the exclusive use of the patrons of the stores, shops, or businesses in the immediate vicinity of the building, and developed as required by Ordinance No. C-454.
- (q) Buildings and uses customarily accessory to any of the above permitted uses, but which will not be detrimental to the character of the neighborhood or vibration to the surrounding neighborhood.
- (r) Signs, billboards, and other structures shall be subject to the following conditions:
  - (1) All such structures, excepting Motor Supply Stations, open automobile and trailer sales and repair areas shall be conducted entirely inside a building.
  - (2) All public entrances shall be from the principal street upon which the property fronts, and such entrance to the building from a parking lot area may be provided or permitted.
  - (3) All exterior walls of every building, which faces a street or property classified residential, hereafter erected, extended or where the exterior is structurally altered, shall be designed, treated and finished in a uniform manner similar to the exterior surfaces of other such buildings.
  - (4) Products made incidental to a permitted use shall be only sold at retail on the premises, and such manufacturing processing, treatment of products or activity shall comply with the Performance Standards under Section 3.39 and shall not cause a measurable noise emanating from the premises which is greater than 70 decibels as measured at the property line.
  - (5) Signs located on or pertaining to the use of the premises, goods sold, services rendered or activity conducted on the premises shall be so located as to be unobtrusive and may project not more than 15 feet above the face of the wall, provided the sign is on the open front yard such signs may be set back not less than 10 feet from the building line and shall be attached to and be parallel with the wall of the building from the principal street line or in the case of a corner building, on that portion of the side wall within 50 feet of the street line.
  - (6) Such signs shall not exceed in display surface an area of 70 sq. ft.