

SECTION 4 B-1 MUNICIPAL SHOPPING DISTRICT USE REGULATIONS

4.01 USES PERMITTED:

Retail stores and markets, including but not limited to, the following types of stores:

Food, general merchandise, apparel, furniture, household and hardware, appliance, radio and television, drugs and sundries, jewelry and gifts, florists, sporting goods, pet shops, computer, electronics, video and music;

Services, including, but not limited to, the following types:

~~Attorneys, chiropractors, chiropodist, dentists, doctors, dry~~
cleaning and laundry pickup service, barber and beauty shops, shoe repair, hotels, motels, banks, post offices, theaters, veterinarians, engineers;

Apartments, provided they are located above the first floor and above a business use;

Shopping centers.

All uses permitted in R-1 and R-2 residential districts.

4.02 USES PERMITTED ON APPEAL:

Automobile service stations;

Rooming or boarding house;

Customary home occupation;

Semi-public buildings;

Public or private kindergartens or daycare centers;

Clubs, lodges, or fraternal organizations, when not operated for a profit;

All conditional uses listed in Section 3.24 of this ordinance except:

Cemeteries, crematories or mausoleums;

Extraction of gravel, sand or other raw materials,
oil, gas or minerals;

Golf courses, public or private;

Hospitals or sanitariums;

Schools, public or private;

4.03 SPECIFIC PROHIBITED USES

Automobile repair;

Laundry and dry cleaning plant;

Mobile homes;

Auto wrecking or junk yard;

Junk yard.

4.03 **MINIMUM LOT SIZE:** Each business use shall be located upon a lot of sufficient size to meet all requirements of this ordinance. Each residential use located in this district shall comply with the lot size requirements of the R-1 residential district.

4.04 **BUILDING HEIGHT** No building or structure shall be erected or altered which exceeds two and one-half (2 and 1/2) stories, nor shall it exceed thirty-five (35) feet in height.

4.05 YARD AREAS No building or structure shall be erected or altered unless the following yards and lot areas are provided and maintained in connection with such building, structure, or alteration.

a. Business Uses

(1). Front yard: There shall be a front yard depth of not less than ten (10) feet..

(2). Side yard: No side yard is required unless such business use is located on a corner lot, in which case there shall be maintained a side yard depth of not less than ten (10) feet on the side adjacent to the street which intersects the street upon which the building or structure maintains frontage.

(3). Rear yard: There shall be a rear yard depth of not less than twenty (20) feet.

b. Residential Uses

(1). Front yard: There shall be a front yard depth of not less than thirty-five (35) feet.

(2). Side yard: On interior lots, there shall be a side yard depth on each side of the main building of not less than fifteen (15) feet. On corner lots the side yard requirement shall be the same as for interior lots, except that there shall be maintained a side yard depth of not less than twenty-five (25) on the side adjacent to the street which intersects the street upon which the building or structure maintains frontage.

(3). Rear yard: There shall be a rear yard depth of not less than forty (40) feet.

4.06 ACCESSORY BUILDINGS Accessory buildings shall not encroach upon the front yard. They may encroach upon the side yards, provided no buildings are closer to the lot lines than ten feet, and provided further that on a corner lot accessory buildings may not encroach upon the side yard adjacent to the abutting street.

SECTION 5 B-2 MUNICIPAL SHOPPING DISTRICT USE REGULATIONS

5.01 USES PERMITTED:

Any retail or wholesale business or service not specifically restricted or prohibited;

Automobile repair

Automobile service stations;

Rooming or boarding house;

Customary home occupation;

Semi-public buildings;

Public or private kindergartens or daycare centers;

Clubs, lodges, or fraternal organizations, when not operated for a profit;

All uses permitted in R-1 and R-2 residential districts.

5.02 USES PERMITTED ON APPEAL:

Dry cleaning;

Laundry and dry cleaning plant;

Junk yard;

Mobile homes;

All conditional uses listed in Section 3.24 of this ordinance.

SECTION 12 GARAGE SALES. Not more than one garage sale shall be conducted on the premises of any use in any calendar year.

SECTION 13 EASEMENTS. No easement shall be permitted in any residential district to serve any building or other use in any commercial district.

ARTICLE IV **DISTRICT REGULATIONS**

SECTION 1. R-1 RESIDENTIAL DISTRICT USE REGULATIONS

1.01 USES PERMITTED:

Single family dwellings;
Accessory structures (carports and utility rooms and structures used for residential storage);
Truck gardens and other horticultural uses, where no building is involved, and where not operated for a profit;
Playgrounds;
Parks;
Public buildings, including public schools and libraries;
One sign on each lot not exceeding twelve square feet in area, pertaining to the lease or sale of the building or premises on which the sign is located.

1.02 USES PERMITTED ON APPEAL:

Customary home occupations;
Semi-public buildings;
All conditional uses listed in Section 3.24 of this ordinance;
Municipal, county, state or federal government use.

1.03 MINIMUM LOT SIZE: Every lot shall have a minimum width at the front building line of one hundred (100) feet, and a minimum area of fifteen thousand (15,000) square feet, unless a greater area is required by the Public Health Authority, in which case the minimum required lot size will be that required by the Public Health Authority.

1.04 BUILDING HEIGHT No building or structure shall be erected or altered which exceeds two and one-half (2 and 1/2) stories, nor shall it exceed thirty-five (35) feet in height.

1.05 YARD AREAS No building or structure shall be erected or altered unless the following yards and lot areas are provided and maintained in connection with such building, structure, or alteration.

a. Front yard: There shall be a front yard of not less than thirty-five (35) feet.

b. Side yard: On interior lots, there shall be a side yard on each side of the main building of not less than fifteen (15) feet. On corner lots the side yard requirement shall be the same as for interior lots, except that there shall be maintained a side yard of not less than twenty-five (25) on the side adjacent to the street which intersects the street upon which the building or structure maintains frontage.

c. Rear yard: There shall be a rear yard of not less than forty (40) feet.

1.06 ACCESSORY BUILDINGS Accessory buildings shall not encroach upon the front yard. They may encroach upon the side yards, provided no buildings are closer to the lot lines than ten feet, and provided further that on a corner lot accessory buildings may not encroach upon the side yard adjacent to the abutting street.

SECTION 2. R-2 RESIDENTIAL DISTRICT USE REGULATIONS

2.01 USES PERMITTED:

Two-family and multi-family dwellings;

Apartments;

Town houses;

Condominiums;

All uses permitted in R-1 residential districts.

2.02 USES PERMITTED ON APPEAL:

Rooming or boarding house;

Customary home occupation;

Semi-public buildings;

Nursing or rest homes;

Clubs, lodges, or fraternal organizations, when not operated for a profit;

All conditional uses listed in Section 3.24 of this ordinance; municipal, county, state or federal government use.

2.03 MINIMUM LOT SIZE: Every lot shall have a minimum width at the front building line of one hundred (100) feet. Every building hereinafter erected or structurally altered as a multi-family dwelling shall have a lot area per dwelling unit of not less than two thousand five hundred (2,500) square feet, unless a greater area is required by the Public Health Authority, in which case the minimum required lot size will be that required by the Public Health Authority. For single family and two-family dwellings, the minimum lot size shall be the same as that required in R-1 districts.

2.04 BUILDING HEIGHT No building or structure shall be erected or altered which exceeds two and one-half (2 and 1/2) stories, nor shall it exceed thirty-five (35) feet in height.

2.05 YARD AREAS No building or structure shall be erected or altered unless the following yards and lot areas are provided and maintained in connection with such building, structure, or alteration.

a. Front yard: There shall be a front yard depth of not less than thirty-five (35) feet.

b. Side yard: On interior lots, there shall be a side yard depth on each side of the main building of not less than fifteen (15) feet. On corner lots the side yard requirement shall be the same as for interior lots, except that there shall be maintained a side yard depth of not less than twenty-five (25) on the side adjacent to the street which intersects the street upon which the building or structure maintains frontage.

c. Rear yard: There shall be a rear yard depth of not less than forty (40) feet.

2.06 ACCESSORY BUILDINGS Accessory buildings shall not encroach upon the front yard. They may encroach upon the side yards, provided no buildings are closer to the lot lines than ten feet, and provided further that on a corner lot accessory buildings may not encroach upon the side yard adjacent to the abutting street.

SECTION 3. R-3 RESIDENTIAL DISTRICT USE REGULATIONS

3.01 USES PERMITTED:

Mobile homes;

All uses permitted in R-1 and R-2 residential districts.

3.02 USES PERMITTED ON APPEAL:

Rooming or boarding house;

Customary home occupation;

Semi-public buildings;

Nursing or rest homes;

Clubs, lodges, or fraternal organizations, when not operated for a profit;

All conditional uses listed in Section 3.24 of this ordinance; municipal, county, state or federal government use.

3.03 MINIMUM LOT SIZE: Every lot shall have a minimum width at the front building line of one hundred (100) feet. Every building hereinafter erected or structurally altered as a multi-family dwelling shall have a lot area per dwelling unit of not less than two thousand five hundred (2,500) square feet, unless a greater area is required by the Public Health Authority, in which case the minimum required lot size will be that required by the Public Health Authority. For single family and two-family dwellings, the minimum lot size shall be the same as that required in R-1 districts.

3.04 BUILDING HEIGHT No building or structure shall be erected or altered which exceeds two and one-half (2 and 1/2) stories, nor shall it exceed thirty-five (35) feet in height.

3.05 YARD AREAS No building or structure shall be erected or altered unless the following yards and lot areas are provided and maintained in connection with such building, structure, or alteration.

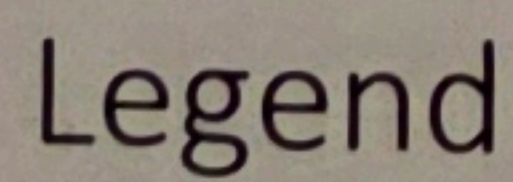
a. Front yard: There shall be a front yard depth of not less than thirty-five (35) feet.

b. Side yard: On interior lots, there shall be a side yard depth on each side of the main building of not less than fifteen (15) feet. On corner lots the side yard requirement shall be the same as for interior lots, except that there shall be maintained a side yard depth of not less than twenty-five (25) on the side adjacent to the street which intersects the street upon which the building or structure maintains frontage.

c. Rear yard: There shall be a rear yard depth of not less than forty (40) feet.

3.06 ACCESSORY BUILDINGS Accessory buildings shall not encroach upon the front yard. They may encroach upon the side yards, provided no buildings are closer to the lot lines than ten feet, and provided further that on a corner lot accessory buildings may not encroach upon the side yard adjacent to the abutting street.

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