

APPENDIX A

**CERTIFIED COPIES OF ORDINANCE NO. 5238
AND ORDINANCE NOS.
6641, 7230, 7462, AND 10119,
WHICH AMENDED ORDINANCE NO. 5238**



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS

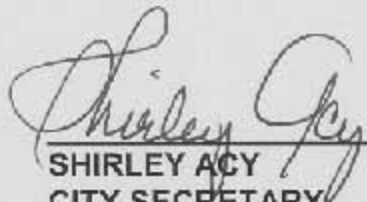
CITY OF DALLAS

I, **Shirley Acy**, City Secretary of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 5238

which was passed by the city council on **August 28, 1951**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS,
this the **6th** day of **September, 2001**.



SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS



PREPARED BY DARLENE GARMON FOR JOHN SLATE

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CITY OF DALLAS

STATE OF TEXAS

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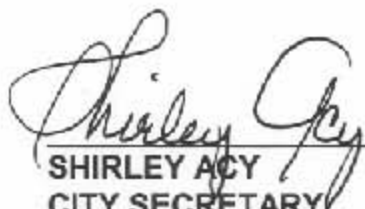
CITY OF DALLAS

I, **Shirley Acy**, City Secretary of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 5238

which was passed by the city council on **August 28, 1951**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS,
this the **6th** day of **September, 2001**.



SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS



PREPARED BY DARLENE GARMON FOR JOHN SLATE

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ORDINANCE NO. 5238

AN ORDINANCE REPEALING CHAPTER 165, TITLE XLIII, OF THE CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF DALLAS WHICH NOW CONTAINS THE ZONING ORDINANCE OF THE CITY OF DALLAS ADOPTED SEPTEMBER 9, 1929, AND SUBSEQUENTLY REVISED ON APRIL 30, 1947, AND AMENDMENTS THERETO, SAVE AND EXCEPT THAT THE ZONING MAP SHALL REMAIN IN FULL FORCE AND EFFECT, AND ENACTING IN LIEU THEREOF A NEW CHAPTER 165, TITLE XLIII, PROVIDING FOR ZONING REGULATIONS AND USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, WHICH, TOGETHER WITH THE ZONING MAP, SHALL CONSTITUTE THE ZONING ORDINANCE OF THE CITY OF DALLAS; PROVIDING FOR A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, ON SEPTEMBER 9, 1929, THE CITY COUNCIL OF THE CITY OF DALLAS IN ACCORDANCE WITH STATE LAW, ADOPTED A COMPREHENSIVE ZONING ORDINANCE AND MAP WHICH CLASSIFIED THE AREA WITHIN THE CITY LIMITS INTO SIX USE DISTRICTS, AND FROM TIME TO TIME ZONING CHANGES AND AMENDMENTS HAVE BEEN ENACTED, AND FROM TIME TO TIME ADDED CLASSIFICATIONS OF TERRITORY NEWLY ANNEXED TO THE CITY OF DALLAS; AND,

WHEREAS, THROUGH EXPERIENCE AND ADMINISTRATION THE COUNCIL WAS OF THE OPINION THAT THE ORDINANCE AS ORIGINALLY ADOPTED PROVIDING FOR SIX GENERAL USE DISTRICTS OR CLASSIFICATIONS NO LONGER SUBSERVED PUBLIC INTEREST AND AFFORD SUFFICIENT PROTECTION TO THE GENERAL WELFARE OF THE CITIZENSHIP IN THE PEACEFUL ENJOYMENT OF THEIR HOMES AND PROPERTIES, AND BY REASON THEREOF THE CITY COUNCIL REQUESTED THE CITY PLAN COMMISSION TO MAKE A COMPREHENSIVE STUDY OF THE ZONING ORDINANCE AS IT EXISTED AND THE CITY PLAN COMMISSION HAS, AFTER A STUDY OF MORE THAN TWO YEARS AND AFTER HOLDING EXTENSIVE PUBLIC HEARINGS, AS PROVIDED BY LAW, FILED WITH THE CITY COUNCIL OF THE CITY OF DALLAS, ON THE 27TH DAY OF DECEMBER 1946, A COMPLETELY REVISED ZONING ORDINANCE AND MAP DIVIDING THE CITY INTO FOURTEEN USE DISTRICTS, AND HAS RECOMMENDED TO THE CITY COUNCIL THE ADOPTION OF A REVISED ORDINANCE, TOGETHER WITH THE ACCOMPANYING MAP; AND,

WHEREAS, THE CITY COUNCIL DID GIVE PUBLIC NOTICE BY PUBLISHING IN THE OFFICIAL PUBLICATION, ON THE 15TH DAY OF JANUARY 1947, THE PROPOSED REVISED ZONING ORDINANCE, TOGETHER WITH THE ACCOMPANYING MAP, AND AFTER EXTENDED PUBLIC HEARINGS DID OFFICIALLY ADOPT SAME AND THE ZONING MAP HAS BEEN MAINTAINED UP-TO-DATE IN CONFORMANCE WITH THE ACTION OF THE CITY COUNCIL AND SAME HAS BEEN INSPECTED BY THE CITY COUNCIL,

WHEREAS, THE CITY COUNCIL DID GIVE PUBLIC NOTICE BY PUBLISHING IN THE OFFICIAL PUBLICATION, ON JULY 16, 17, 18, 1951, A PROPOSED REVISED ZONING ORDINANCE AND SETTING PUBLIC HEARINGS THEREON BEGINNING ON AUGUST 7, 1951, WHICH HEARING WAS CONTINUED TO AUGUST 14, 1951, AND AFTER AFFORDING EVERY PERSON WHOSE PROPERTY WAS AFFECTED OR WHO HAD ANY INTEREST IN THE MATTER A FULL AND FAIR OPPORTUNITY TO BE HEARD, OFFICIALLY CLOSED THE HEARINGS ON AUGUST 14, 1951, AND DIRECTED THAT THE ZONING ORDINANCE BE PRESENTED IN ITS FINAL FORM IN CONFORMANCE WITH THE RESULTS OF THEIR STUDY AND HEARINGS, AND AFTER DULY INSPECTING THE PROPOSED REVISIONS OF THE ZONING ORDINANCE FIND THAT THE SAME REPRESENTS THEIR BEST JUDGMENT AND OPINION AND WILL PROMOTE THE HEALTH, SAFETY, MORALS, GENERAL WELFARE AND CONVENIENCE OF THE PEOPLE; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

CHAPTER 165, TITLE XLIII, OF THE CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF DALLAS, TEXAS, KNOWN AS THE ZONING ORDINANCE, AND THE AMENDMENTS THERETO ARE HEREBY REPEALED, SAVE AND EXCEPT THAT THE ZONING MAP SHALL REMAIN IN FULL FORCE AND EFFECT, AND A NEW CHAPTER 165 IS HEREBY ENACTED IN LIEU THEREOF TO READ AS FOLLOWS:

ARTICLE 165-1

SECTION 1. THE ZONING REGULATIONS AND DISTRICTS AS HEREIN ESTABLISHED HAVE BEEN MADE IN ACCORDANCE WITH A COMPREHENSIVE PLAN FOR THE PURPOSE OF PROMOTING HEALTH, SAFETY, MORALS AND THE GENERAL WELFARE OF THE CITY. THEY HAVE BEEN DESIGNED TO LESSEN CONGESTION IN THE STREETS; TO SECURE SAFETY FROM FIRE, PANIC AND OTHER DANGERS; TO PROVIDE ADEQUATE LIGHT AND AIR; TO PREVENT THE OVERCROWDING OF LAND; TO AVOID UNDUE CONCENTRATION OF POPULATION; TO FACILITATE THE ADEQUATE PROVISION OF TRANSPORTATION, WATER, SEWERAGE, SCHOOLS, PARKS AND OTHER PUBLIC REQUIREMENTS. THEY HAVE BEEN MADE WITH REASONABLE CONSIDERATION, AMONG OTHER THINGS, FOR THE CHARACTER OF THE DISTRICT, AND ITS PECULIAR SUITABILITY FOR THE PARTICULAR USES; AND WITH A VIEW OF CONSERVING THE VALUE OF BUILDINGS AND ENCOURAGING THE MOST APPROPRIATE USE OF LAND THROUGHOUT THE CITY.

ARTICLE 165-2

SECTION 1. THIS ORDINANCE SHALL BE KNOWN AND MAY BE CITED AND REFERRED TO AS THE "ZONING ORDINANCE" TO THE SAME EFFECT.

ARTICLE 165-3

DISTRICTS AND BOUNDARIES THEREOF

SECTION 1. THE CITY OF DALLAS, TEXAS, IS HEREBY DIVIDED INTO SIXTEEN (16) TYPES OF "DISTRICTS". THE USE, HEIGHT, AND AREA REGULATIONS ARE UNIFORM IN EACH DISTRICT. THESE DISTRICTS SHALL BE KNOWN AS:

"R-1"	SINGLE-FAMILY DWELLING DISTRICT
"R-1/2"	SINGLE-FAMILY DWELLING DISTRICT
"R-16"	SINGLE-FAMILY DWELLING DISTRICT
"R-10"	SINGLE-FAMILY DWELLING DISTRICT
"R-7.5"	SINGLE-FAMILY DWELLING DISTRICT
"R-6"	SINGLE-FAMILY DWELLING DISTRICT
"D"	TWO-FAMILY DWELLING DISTRICT
"A-1"	MULTIPLE-FAMILY DWELLING DISTRICT
"A-2"	MULTIPLE-FAMILY DWELLING DISTRICT
"LR-1"	LOCAL RETAIL DISTRICT
"LR-2"	LOCAL RETAIL DISTRICT
"LR-3"	LOCAL RETAIL DISTRICT
"C-1"	COMMERCIAL DISTRICT
"C-2"	COMMERCIAL DISTRICT
"M-1"	LIGHT MANUFACTURING DISTRICT
"M-2"	HEAVY MANUFACTURING DISTRICT

SECTION 2. THE BOUNDARIES OF THESE DISTRICTS ARE INDICATED UPON THE ZONING MAP OF THE CITY OF DALLAS WHICH IS ON FILE IN THE OFFICE OF THE CITY SECRETARY AND MADE A PART OF THIS ORDINANCE.

SECTION 3. NO LAND SHALL BE USED FOR AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN PROVIDED IN THE REGULATIONS PRESCRIBED FOR THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT AS HEREINAFTER PROVIDED.

ARTICLE 165-4

NEWLY ANNEXED TERRITORY

SECTION 1. ALL TERRITORY ANNEXED TO THE CITY OF DALLAS HEREAFTER SHALL BE TEMPORARILY CLASSIFIED FOR SINGLE-FAMILY DWELLING PURPOSES ONLY UNTIL PERMANENTLY ZONED BY THE GOVERNING BODY OF THE CITY OF DALLAS. THE CITY PLAN COMMISSION SHALL, AS SOON AS PRACTICABLE AFTER ANNEXATION OF ANY OF THE TERRITORY TO THE CITY OF DALLAS, INSTITUTE PROCEEDINGS ON ITS OWN MOTION TO GIVE THE NEWLY ANNEXED TERRITORY A PERMANENT ZONING, AND THE PROCEDURE TO BE FOLLOWED SHALL BE THE SAME AS IS PROVIDED BY LAW FOR THE ADOPTION OF ORIGINAL ZONING REGULATIONS.

SECTION 2. IN AN AREA TEMPORARILY CLASSIFIED FOR SINGLE-FAMILY DWELLING PURPOSES ONLY, NO PERMIT FOR THE CONSTRUCTION OF A BUILDING OTHER THAN A SINGLE-FAMILY DWELLING OR ACCESSORY BUILDING SHALL BE ISSUED BY THE BUILDING INSPECTOR UNTIL SUCH PERMIT HAS BEEN SPECIFICALLY AUTHORIZED BY THE CITY COUNCIL. PERMITS FOR THE CONSTRUCTION OF BUILDINGS IN A NEWLY ANNEXED TERRITORY PRIOR TO PERMANENT ZONING, MAY BE AUTHORIZED BY THE CITY COUNCIL UNDER THE FOLLOWING CONDITIONS:

AN APPLICATION FOR ANY USE SHALL BE MADE TO THE BUILDING INSPECTOR, SAID APPLICATION TO SHOW THE USE CONTEMPLATED, A PLAT SHOWING THE SIZE OF THE LOT OR TRACT OF LAND BEING USED, AND THE LOCATION OF AND THE SIZE AND TYPE OF BUILDINGS TO BE CONSTRUCTED; AND IF SUCH APPLICATION IS FOR OTHER THAN A SINGLE-FAMILY DWELLING OR ACCESSORY BUILDING RELATED THERETO, IT SHALL BE REFERRED BY THE BUILDING INSPECTOR TO THE CITY PLAN COMMISSION FOR CONSIDERATION AND ITS RECOMMENDATION TO THE CITY COUNCIL, AFTER GIVING DUE CONSIDERATION TO THE TYPE OF PERMANENT ZONING TO BE APPLIED TO THE AREA IN WHICH THE APPLICATION IS LOCATED. WHENEVER SUCH A RECOMMENDATION IS FILED WITH THE CITY COUNCIL IT SHALL BE ADVISORY ONLY, AND THE CITY COUNCIL MAY GRANT OR DENY IT AS THE FACTS MAY JUSTIFY.

ARTICLE 165-5

"R-1" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN R-1 SINGLE-FAMILY DWELLING DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

1. A SINGLE-FAMILY RESIDENCE.
2. A CHURCH OR SCHOOL, PUBLIC OR DENOMINATIONAL HAVING A CURRICULUM EQUIVALENT TO A PUBLIC ELEMENTARY OR HIGH SCHOOL.

3. PUBLIC PARK, TELEPHONE EXCHANGE, PROVIDED NO PUBLIC BUSINESS AND NO REPAIR OR STORAGE FACILITIES ARE MAINTAINED, FIRE STATION, WATER SUPPLY RESERVOIR, WATER PUMPING PLANT, TOWER OR ARTESIAN WELL; PROVIDED, HOWEVER, THAT NO SUCH PERMIT FOR WATER SUPPLY RESERVOIR, WATER PUMPING PLANT, TOWER OR ARTESIAN WELL SHALL BE GRANTED UNLESS AND UNTIL AFTER A PUBLIC HEARING AND A SPECIAL PERMIT IS GRANTED THEREFOR IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 155-22 OF THE ZONING ORDINANCE.

4. RAILWAY RIGHT-OF-WAY AND TRACKS; PASSENGER STATION BUT NOT INCLUDING RAILROAD YARDS, TEAM TRACKS OR STORAGE YARDS.

5. GOLF COURSE, BUT NOT INCLUDING MINIATURE GOLF COURSE, DRIVING RANGE OR ANY FORMS OF COMMERCIAL AMUSEMENT.

6. FARM, TRUCK GARDEN, ORCHARD OR NURSERY FOR THE GROWING OF PLANTS, SHRUBS AND TREES, PROVIDED NO RETAIL OR WHOLESALE BUSINESS SALES OFFICE IS MAINTAINED ON THE PREMISES, AND PROVIDED FURTHER THAT NO POULTRY OR LIVESTOCK OTHER THAN NORMAL HOUSEHOLD PETS SHALL BE HOUSED WITHIN ONE HUNDRED (100) FEET OF ANY PROPERTY LINE.

7. ACCESSORY BUILDINGS, INCLUDING A PRIVATE GARAGE, BONA FIDE SERVANTS QUARTERS NOT FOR RENT BUT FOR THE USE OF SERVANTS EMPLOYED ON THE PREMISES, AND A PRIVATE STABLE, WHEN DETACHED FROM THE MAIN BUILDING AND LOCATED NOT LESS THAN SEVENTY-FIVE (75) FEET FROM THE FRONT LOT LINE, AND NOT LESS THAN TWENTY-FIVE (25) FEET FROM ANY SIDE STREET LINE. WHEN THE ACCESSORY BUILDING IS DIRECTLY ATTACHED TO THE MAIN BUILDING IT SHALL BE CONSIDERED AN INTEGRAL PART OF THE MAIN BUILDING. WHEN THE ACCESSORY BUILDING IS ATTACHED TO THE MAIN BUILDING BY A BREEZEWAY, THE BREEZEWAY MAY BE CONSIDERED A PART OF THE ACCESSORY BUILDING. WHEN THE BREEZEWAY EXTENDS INTO THE REQUIRED REAR YARD IT, TOGETHER WITH THE ACCESSORY BUILDING OR BUILDINGS, MAY OCCUPY NOT MORE THAN 30% OF THE REQUIRED REAR YARD. NOR SHALL THE FLOOR AREA OF ALL THE ACCESSORY BUILDINGS ON THE LOT EXCEED FIFTY (50) PER CENT OF THE FLOOR AREA OF THE PRINCIPAL STRUCTURE EXCLUSIVE OF BREEZEWAYS AND ATTACHED GARAGE, PROVIDED HOWEVER, THAT THIS REGULATION SHALL NOT REDUCE THE TOTAL FLOOR AREA OF ALL ACCESSORY BUILDINGS ON ONE LOT TO LESS THAN SIX HUNDRED (600) SQUARE FEET AND SHALL NOT APPLY TO BONA FIDE FARM AND AGRICULTURAL BUILDINGS.

8. TEMPORARY BUILDINGS TO BE USED FOR CONSTRUCTION PURPOSES ONLY AND WHICH SHALL BE REMOVED UPON COMPLETION OR ABANDONMENT OF CONSTRUCTION WORK. FIELD OFFICES FOR THE SALE OF REAL ESTATE WHICH SHALL BE REMOVED UPON REQUEST OF THE BUILDING INSPECTOR.

9. BULLETIN BOARDS AND SIGNS, ILLUMINATED OR OTHERWISE, BUT NOT OF THE FLASHING OR INTERMITTENT TYPE, FOR CHURCHES AND SCHOOLS BUT NOT EXCEEDING EIGHTEEN (18) SQUARE FEET IN AREA WHEN ATTACHED TO THE BUILDING OR WHEN ERECTED IN THE FRONT YARD BEHIND A BUILDING LINE. TEMPORARY SIGNS PERTAINING TO THE SALE OR RENTAL OF PROPERTY AND NOT EXCEEDING EIGHTEEN (18) SQUARE FEET IN AREA ARE PERMITTED BEHIND THE BUILDING LINE, BUT SHALL BE REMOVED BY THE AGENT OR OWNER IMMEDIATELY UPON THE SALE OR RENTAL OF THE PREMISES, PROVIDED, HOWEVER, THAT NO SIGNS ADVERTISING THE SALE OR LEASE OF ANY PREMISES SHALL ADVERTISE THE PREMISES FOR A PURPOSE FOR

WHICH IT IS NOT LEGALLY ZONED. ONE LARGER SIGN ANNOUNCING OR DESCRIBING A LEGALLY APPROVED SUBDIVISION OR DEVELOPMENT MAY BE TEMPORARILY ERECTED ON EACH APPROVED PLAT OR DEVELOPMENT, PROVIDED, HOWEVER, THAT SUCH SIGN SHALL NOT EXCEED TWO HUNDRED (200) SQUARE FEET IN AREA; PROVIDED, HOWEVER, THAT THE LOCATION OF SUCH SIGN BE APPROVED BY THE BUILDING INSPECTOR; THAT IT SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE OCCUPANCY OR USE OF ANY LOTS IN THE SUBDIVISION AND THAT IT SHALL BE REMOVED UPON THE COMPLETION OF SALE OF EIGHTY-FIVE PER CENT (85%) OF THE LOTS OR DWELLINGS IN THE SUBDIVISION.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF ($2\frac{1}{2}$) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF FIFTY (50) FEET EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARD. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN TWENTY (20) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET, EXCEPT THAT THE SIDE YARD ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN FIFTEEN (15) FEET.

3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM AREA OF THE LOT SHALL BE ONE (1) ACRE; HOWEVER, A LOT HAVING AN AREA OF LESS THAN ONE (1) ACRE THAT WAS OF RECORD PRIOR TO JANUARY 1ST, 1947, MAY BE USED FOR ANY USE PERMITTED IN THIS ARTICLE.

5. WIDTH OF LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE ONE HUNDRED FIFTY (150) FEET.

6. MINIMUM DEPTH OF LOT. THE MINIMUM DEPTH OF THE LOT SHALL BE ONE HUNDRED THIRTY (130) FEET.

7. THE ABOVE AREA REGULATIONS APPLY TO THE R-1 SINGLE-FAMILY DWELLING DISTRICT AND DO NOT APPLY TO LOTS WHICH MAY BE 1-ACRE OR LARGER IN OTHER DISTRICTS.

8. PARKING SPACE. OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE LOT TO ACCOMMODATE ONE (1) MOTOR CAR FOR EACH DWELLING UNIT, HOWEVER, NO SUPPORTING MEMBER OF ANY GARAGE, CAR PORT OR OTHER AUTOMOBILE STORAGE STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD.

ARTICLE 165-6

"R-1/2" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A R-1/2 DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN USES PERMITTED IN A R-1 DISTRICT EXCEPT A PRIVATE STABLE.

2. ACCESSORY BUILDINGS, INCLUDING A PRIVATE GARAGE AND BONA FIDE SERVANTS QUARTERS NOT FOR RENT BUT FOR USE OF SERVANTS EMPLOYED ON THE PREMISES, WHEN DETACHED FROM THE MAIN BUILDING AND LOCATED NOT LESS THAN SIXTY (60) FEET FROM THE FRONT LINE AND NOT LESS THAN TWENTY-FIVE (25) FEET FROM ANY SIDE STREET LINE. WHEN THE ACCESSORY BUILDING IS DIRECTLY ATTACHED TO THE MAIN BUILDING, IT SHALL BE CONSIDERED AN INTEGRAL PART OF THE MAIN BUILDING. WHEN THE ACCESSORY BUILDING IS ATTACHED TO THE MAIN BUILDING BY A BREEZEWAY, THE BREEZEWAY MAY BE CONSIDERED PART OF THE ACCESSORY BUILDING. WHEN THE BREEZEWAY EXTENDS INTO THE REQUIRED REAR YARD, IT TOGETHER WITH THE ACCESSORY BUILDING OR BUILDINGS MAY OCCUPY NOT MORE THAN 30% OF THE REQUIRED REAR YARD, NOR SHALL THE FLOOR AREA OF ALL ACCESSORY BUILDINGS EXCEED FIFTY (50) PER CENT OF THE FLOOR AREA OF THE PRINCIPAL STRUCTURE EXCLUSIVE OF BREEZEWAY AND ATTACHED GARAGES PROVIDED, HOWEVER, THAT THIS REGULATION SHALL NOT REDUCE THE TOTAL FLOOR AREA OF ALL ACCESSORY BUILDINGS ON LOT TO LESS THAN SIX HUNDRED (600) SQUARE FEET, NOR SHALL IT APPLY TO BONA FIDE FARM AND AGRICULTURAL BUILDINGS.

3. TEMPORARY BUILDINGS TO BE USED FOR CONSTRUCTION PURPOSES ONLY AND WHICH SHALL BE REMOVED UPON COMPLETION OR ABANDONMENT OF CONSTRUCTION WORK. FIELD OFFICES FOR THE SALE OF REAL ESTATE WHICH SHALL BE REMOVED UPON REQUEST OF THE BUILDING INSPECTOR.

4. BULLETIN BOARDS AND SIGNS, ILLUMINATED OR OTHERWISE, BUT NOT OF THE FLASHING OR INTERMITTENT TYPE, FOR CHURCHES AND SCHOOLS BUT NOT EXCEEDING EIGHTEEN (18) SQUARE FEET IN AREA WHEN ATTACHED TO THE BUILDING OR WHEN ERECTED IN THE FRONT YARD BEHIND A BUILDING LINE. TEMPORARY SIGNS PERTAINING TO THE SALE OR RENTAL OF PROPERTY AND NOT EXCEEDING EIGHTEEN (18) SQUARE FEET IN AREA ARE PERMITTED BEHIND THE BUILDING LINE, BUT SHALL BE REMOVED BY THE AGENT OR OWNER IMMEDIATELY UPON THE SALE OR RENTAL OF THE PREMISES, PROVIDED, HOWEVER, THAT NO SIGNS ADVERTISING THE SALE OR LEASE OF ANY PREMISES SHALL ADVERTISE THE PREMISES FOR A PURPOSE FOR WHICH IT IS NOT LEGALLY ZONED. ONE LARGER SIGN ANNOUNCING OR DESCRIBING A LEGALLY APPROVED SUBDIVISION OR DEVELOPMENT MAY BE TEMPORARILY ERECTED ON EACH APPROVED PLAT OR DEVELOPMENT, PROVIDED, HOWEVER, THAT SUCH SIGN SHALL NOT EXCEED TWO HUNDRED (200) SQUARE FEET IN AREA; PROVIDED, HOWEVER, THAT THE LOCATION OF SUCH SIGN BE APPROVED BY THE BUILDING INSPECTOR; THAT IT SHALL BE PLACED SO AS NOT TO INTERFERE WITH THE OCCUPANCY OR USE OF ANY LOTS IN THE SUBDIVISION AND THAT IT SHALL BE REMOVED UPON THE COMPLETION OF SALE OF EIGHTY-FIVE PER CENT (85%) OF THE LOTS OR DWELLINGS IN THE SUBDIVISION.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF (2 1/2) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN FIFTY (50) FEET EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARDS: THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN FIFTEEN (15) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET, EXCEPT THAT THE SIDE YARD OF A CORNER LOT ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN FIFTEEN (15) FEET.

3. REAR YARD: THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM AREA OF THE LOT SHALL BE ONE-HALF ($\frac{1}{2}$) ACRE, HOWEVER, A LOT HAVING AN AREA OF LESS THAN ONE-HALF ACRE THAT WAS OF RECORD PRIOR TO JANUARY 1ST, 1947, MAY BE USED FOR ANY USE PERMITTED IN THIS ARTICLE.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE ONE HUNDRED TWENTY-FIVE (125) FEET.

6. MINIMUM DEPTH OF THE LOT. THE MINIMUM DEPTH OF THE LOT SHALL BE ONE HUNDRED THIRTY FEET (130).

7. THE ABOVE AREA REGULATIONS APPLY TO THE "R- $\frac{1}{2}$ " SINGLE-FAMILY DWELLING DISTRICTS AND DO NOT APPLY TO LOTS WHICH MAY BE ONE-HALF ($\frac{1}{2}$) ACRE OR LARGER IN OTHER DISTRICTS.

8. PARKING SPACE. OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE LOT TO ACCOMMODATE ONE (1) MOTOR CAR FOR EACH DWELLING UNIT, HOWEVER, NO SUPPORTING MEMBER OF ANY GARAGE, CAR PORT OR OTHER AUTOMOBILE STORAGE STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD.

ARTICLE 165-7

"R-16" SINGLE FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN R-16 SINGLE-FAMILY DWELLING DISTRICT, NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERRECTED FOR OR CONVERTED TO ANY USE OTHER THAN USES PERMITTED IN A R- $\frac{1}{2}$ DISTRICT.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF ($2\frac{1}{2}$) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN FORTY (40) FEET, EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARDS. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN FIFTEEN (15) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET, EXCEPT THAT THE SIDE YARD OF A CORNER LOT ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN FIFTEEN (15) FEET.

3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM AREA OF THE LOT SHALL BE 16,000 SQUARE FEET, HOWEVER, A LOT HAVING AN AREA OF LESS THAN 16,000 SQUARE FEET THAT WAS OF RECORD PRIOR TO JANUARY 1ST, 1947, MAY BE USED FOR ANY USE PERMITTED IN THIS ARTICLE.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE ONE HUNDRED (100) FEET.

6. MINIMUM DEPTH OF THE LOT. THE MINIMUM DEPTH OF THE LOT SHALL BE ONE HUNDRED THIRTY (130) FEET.

7. THE ABOVE AREA REGULATIONS APPLY TO THE R-16 SINGLE-FAMILY DWELLING DISTRICTS AND DO NOT APPLY TO LOTS WHICH MAY BE 16,000 SQUARE FEET OR LARGER IN OTHER DISTRICTS.

8. PARKING SPACE. OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE LOT TO ACCOMMODATE ONE (1) MOTOR CAR FOR EACH DWELLING UNIT, HOWEVER, NO SUPPORTING MEMBER OF ANY GARAGE, CAR PORT OR OTHER AUTOMOBILE STORAGE STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD.

ARTICLE 165-8

"R-10" SINGLE FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN R-10 SINGLE-FAMILY DWELLING DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN USES PERMITTED IN A R-10 DISTRICT.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF (2½) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN THIRTY (30) FEET, EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARD. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT THE SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET, EXCEPT THAT THE SIDE YARD OF A CORNER LOT ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM AREA OF THE LOT SHALL BE TEN THOUSAND (10,000) SQUARE FEET; HOWEVER, A LOT HAVING AN AREA OF LESS THAN TEN THOUSAND (10,000) SQUARE FEET THAT WAS OF RECORD PRIOR TO JANUARY 1ST, 1947, MAY BE USED FOR ANY USE PERMITTED IN THIS ARTICLE.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE SEVENTY (70) FEET.

6. THE ABOVE AREA REGULATIONS APPLY TO THE R-10 SINGLE-FAMILY DWELLING DISTRICT AND DO NOT APPLY TO LOTS WHICH MAY BE OF 10,000 SQUARE FEET OR LARGER IN OTHER DISTRICTS.

7. MINIMUM DEPTH OF THE LOT. THE MINIMUM DEPTH OF THE LOT SHALL BE ONE HUNDRED TWENTY-FIVE (125) FEET.

8. PARKING REGULATIONS. OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE LOT TO ACCOMMODATE ONE (1) MOTOR CAR FOR EACH DWELLING UNIT, HOWEVER, NO SUPPORTING MEMBER OF ANY GARAGE, CAR PORT OR OTHER AUTOMOBILE STORAGE STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD.

ARTICLE 165-9

"R-7.5" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A R-7.5 DWELLING DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERRECTED FOR OR CONVERTED TO ANY USE OTHER THAN USES PERMITTED IN A R-10 USE DISTRICT.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF (2½) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN THIRTY (30) FEET, EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARDS. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET EXCEPT THAT THE SIDE YARD OF A CORNER LOT ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM AREA OF THE LOT SHALL BE 7,500 SQUARE FEET; HOWEVER, A LOT HAVING AN AREA OF LESS THAN SEVEN THOUSAND FIVE HUNDRED (7,500) SQUARE FEET THAT WAS OF RECORD PRIOR TO JANUARY 1ST, 1947, MAY BE USED FOR ANY USE PERMITTED IN THIS ARTICLE.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY-FIVE (55) FEET.

6. THE ABOVE AREA REGULATIONS APPLY TO THE R-7.5 SINGLE-FAMILY DWELLING DISTRICT AND DO NOT APPLY TO LOTS WHICH MAY BE 7,500 SQUARE FEET OR LARGER IN OTHER DISTRICTS.

7. MINIMUM DEPTH OF THE LOT. THE MINIMUM DEPTH OF THE LOT SHALL BE ONE HUNDRED (100) FEET.

8. PARKING SPACE. OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE LOT TO ACCOMMODATE ONE (1) MOTOR CAR FOR EACH DWELLING UNIT, HOWEVER, NO SUPPORTING MEMBER OF ANY GARAGE, CAR PORT OR OTHER AUTOMOBILE STORAGE STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD.

ARTICLE 165-10

"R-6" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN R-6 DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN USES PERMITTED IN A R-7.5 USE DISTRICT.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF (2½) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET, EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARDS. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT WHICHEVER IS SMALLER BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET EXCEPT THAT THE SIDE YARD OF A CORNER LOT ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM AREA OF THE LOT SHALL BE SIX THOUSAND (6,000) SQUARE FEET; HOWEVER, A LOT HAVING AN AREA OF LESS THAN SIX THOUSAND (6,000) SQUARE FEET THAT WAS OF RECORD PRIOR TO JANUARY 1ST, 1947, MAY BE USED FOR ANY USE PERMITTED IN THIS ARTICLE.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET.

6. THE ABOVE AREA REGULATIONS APPLY TO THE R-6 SINGLE-FAMILY DWELLING DISTRICT AND DO NOT APPLY TO LOTS WHICH MAY BE 6,000 SQUARE FEET OR LARGER IN OTHER DISTRICTS.

7. MINIMUM DEPTH OF THE LOT. THE MINIMUM DEPTH OF THE LOT SHALL BE ONE HUNDRED (100) FEET.

8. PARKING REGULATIONS. OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE LOT TO ACCOMMODATE ONE (1) MOTOR CAR FOR EACH DWELLING UNIT, HOWEVER, NO SUPPORTING MEMBER OF ANY GARAGE, CAR PORT OR OTHER AUTOMOBILE STORAGE STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD.

ARTICLE 165-11

"0" TWO-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A "0" DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN AN R-6 DISTRICT
TWO-FAMILY RESIDENCES

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF (2½) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARDS. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT HAVING A WIDTH OF NOT LESS THAN TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET EXCEPT THAT THE SIDE YARD OF A CORNER LOT ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. EXCEPT AS HEREINAFTER PROVIDED ALL DWELLINGS ERECTED, ENLARGED, RELOCATED, RECONSTRUCTED, OR CONVERTED SHALL BE LOCATED UPON LOTS CONTAINING THE FOLLOWING AREAS:

(A) A LOT ON WHICH A SINGLE-FAMILY DWELLING IS LOCATED SHALL CONTAIN NOT LESS THAN 6,000 SQUARE FEET.

(B) A LOT ON WHICH A TWO-FAMILY DWELLING IS LOCATED SHALL CONTAIN 3,000 SQUARE FEET PER FAMILY.

(C) WHERE A LOT HAS LESS AREA THAN HEREIN REQUIRED AND WAS OF RECORD PRIOR TO JANUARY 1, 1947, THAT LOT MAY BE USED ONLY FOR ONE SINGLE-FAMILY DWELLING.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET.

6. PARKING REGULATIONS. (A) THE PARKING REGULATIONS FOR SINGLE-FAMILY DWELLINGS ARE THE SAME AS THOSE IN THE R-6 SINGLE-FAMILY DWELLING DISTRICT.

(B) WHENEVER A STRUCTURE IS ERECTED, CONVERTED, OR STRUCTURALLY ALTERED FOR A TWO-FAMILY DWELLING, ONE PARKING SPACE SHALL BE PROVIDED ON THE LOT FOR EACH DWELLING UNIT IN THE STRUCTURE, HOWEVER, NO SUPPORTING MEMBERS OF ANY GARAGE, CAR PORT OR OTHER AUTOMOBILE STORAGE STRUCTURE SHALL BE LOCATED WITHIN THE REQUIRED FRONT YARD.

ARTICLE 165-12

"A-1" APARTMENT DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN A-1 DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN A "D" DISTRICT
MULTIPLE FAMILY DWELLING
APARTMENT BUILDINGS IN WHICH ROOMS AND APARTMENTS ARE RENTED TO RESIDENT GUESTS BUT EXCLUDING ALL RETAIL BUSINESSES
DAY NURSERY WHEN DOMICILED IN A PRIVATE RESIDENCE, THE MAIN USE OF WHICH IS THE OPERATOR'S PRIVATE DWELLING

ACCESSORY BUILDINGS, INCLUDING A PRIVATE GARAGE AND BONA FIDE SERVANTS QUARTERS. WHEN THE ACCESSORY BUILDING IS DIRECTLY ATTACHED TO THE MAIN BUILDING, IT SHALL BE CONSIDERED AN INTEGRAL PART OF THE MAIN BUILDING. WHEN THE ACCESSORY BUILDING IS ATTACHED TO THE MAIN BUILDING BY A BREEZEWAY, THE BREEZEWAY MAY BE CONSIDERED PART OF THE ACCESSORY BUILDING. WHEN THE BREEZEWAY EXTENDS INTO THE REQUIRED REAR YARD, IT TOGETHER WITH THE ACCESSORY BUILDING OR BUILDINGS MAY OCCUPY NOT MORE THAN 30% OF THE REQUIRED REAR YARD. HOWEVER, WHERE A PUBLIC ALLEY PROVIDES THE ONLY ACCESS TO A GARAGE OR ACCESSORY BUILDING AND SUCH ALLEY PROVIDES OPEN SPACE BETWEEN LOTS, MORE THAN THIRTY PER CENT (30%) OF THE REQUIRED REAR YARD MAY BE COVERED BY ACCESSORY BUILDINGS PROVIDED THAT THE MINIMUM DISTANCE BETWEEN THE REAR OF THE MAIN BUILDING AND THE ACCESSORY BUILDING EQUALS AT LEAST TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWO AND ONE-HALF (2½) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARDS. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT WITH MINIMUM DIMENSIONS AS FOLLOWS:

(A) FOR SINGLE-FAMILY RESIDENCES THE SIDE YARD SHALL NOT BE LESS THAN TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET.

(B) FOR A DUPLEX OR MULTIPLE-FAMILY DWELLING WHERE ENDS OF THE BUILDING ARE ADJACENT TO AND PARALLEL TO THE SIDE LOT LINE OR WITHIN THIRTY (30) DEGREES THEREOF THE SIDE YARD SHALL BE TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT IN NO CASE SHALL SUCH A SIDE YARD BE LESS THAN FIVE (5) FEET.

(C) FOR A DUPLEX OR MULTIPLE-FAMILY DWELLING WHERE SIDES OF THE BUILDING OTHER THAN THE ENDS ARE ADJACENT OR PARALLEL TO THE SIDE YARD LINES OR WITHIN THIRTY (30) DEGREES THEREOF, THE SIDE YARD SHALL BE NOT LESS THAN TWENTY-FIVE (25) PER CENT OF THE OVERALL LENGTH OF THE BUILDING SIDE ADJACENT TO THE SIDE YARD LINE.

(D) IN ALL CASES WHERE THE SIDE YARD IS ADJACENT TO A SIDE STREET THE SIDE YARD SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARDS. THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. EXCEPT AS HEREINAFTER PROVIDED, ALL DWELLINGS HEREINAFTER ERECTED, ENLARGED, RELOCATED, RECONSTRUCTED, OR CONVERTED, SHALL BE LOCATED UPON LOTS CONTAINING THE FOLLOWING AREAS:

(A) A LOT ON WHICH THERE IS ERECTED A SINGLE-FAMILY DWELLING SHALL CONTAIN NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET.

(B) A LOT ON WHICH THERE IS ERECTED OR CONVERTED A TWO-FAMILY DWELLING SHALL CONTAIN AN AREA OF NOT LESS THAN TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET PER FAMILY.

(C) A LOT ON WHICH THERE IS ERECTED OR CONVERTED A MULTIPLE-FAMILY DWELLING SHALL CONTAIN AN AREA OF NOT LESS THAN ONE THOUSAND SEVEN HUNDRED FORTY (1,740) SQUARE FEET PER FAMILY, HOWEVER, ANY LOT ON WHICH A MULTIPLE-FAMILY DWELLING IS ERECTED SHALL CONTAIN A MINIMUM OF SIX THOUSAND (6,000) SQUARE FEET.

(D) WHERE A LOT HAS LESS AREA THAN HEREIN REQUIRED AND WAS OF RECORD PRIOR TO JANUARY 1, 1947, THAT LOT MAY BE USED FOR SINGLE-FAMILY DWELLING PURPOSES OR FOR ANY NON-DWELLING USE PERMITTED IN THIS ARTICLE.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET.

6. PARKING REGULATIONS. (A) THE PARKING REGULATIONS FOR SINGLE-FAMILY DWELLINGS ARE THE SAME AS THOSE IN THE R-6 SINGLE-FAMILY DWELLING DISTRICT.

(B) WHENEVER A STRUCTURE IS ERECTED OR CONVERTED FOR TWO-FAMILY OR MULTIPLE-FAMILY DWELLING/PURPOSES, ONE PARKING SPACE SHALL BE PROVIDED ON THE LOT BUT NOT IN THE REQUIRED FRONT YARD FOR EACH DWELLING UNIT IN THE STRUCTURE. NO OPEN PARKING SPACE SHALL BE LOCATED NEARER THAN TWO (2) FEET TO THE SIDE LOT LINE.

ARTICLE 165-13

"A-2" APARTMENT DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN A-2 DISTRICT, NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN AN A-1 DISTRICT
BOARDING AND LODGING HOUSES

KINDERGARTENS, PRIVATE SCHOOLS TEACHING A CURRICULA SIMILAR TO PUBLIC ELEMENTARY AND HIGH SCHOOLS, HOSPITALS, CLINICS, CONVALESCENT HOMES, OLD PEOPLE'S HOMES, MATERNITY HOMES AND CHILDREN'S NURSERIES, EXCEPT INSANE, LIQUOR, FEEBLE-MINDED, NARCOTIC, ANIMAL HOSPITALS AND ANIMAL CLINICS.

HOTELS AND MOTELS, BUT NO LIQUOR, BEER OR WINE SHALL BE SOLD THEREIN; EXCEPT THAT A HOTEL HAVING FIFTY (50) OR MORE ROOMS FOR RENT AND BEING HABITUALLY RENTED TO TRANSIENT GUESTS AND MAINTAINING A DINING ROOM WITH A LA CARTE SERVICE MAY BE GRANTED A LICENSE OR PERMIT TO SERVE WINE OR BEER IN THE DINING ROOM ONLY WITH MEALS OR TO GUESTS IN ROOMS OCCUPIED BY THE GUESTS.

SIGNS AND NAME PLATES RELATING ONLY TO THE NAME OF THE HOTEL WHEN SUCH SIGNS ARE ATTACHED TO THE STRUCTURE WITH NO PORTION THEREOF PROJECTING MORE THAN ONE FOOT INTO A REQUIRED YARD, IF ILLUMINATED, NOT OF THE FLASHING OR INTERMITTENT TYPE AND NOT EXCEEDING THIRTY-SIX (36) SQUARE FEET IN AREA AND NAME PLATES OR SIGNS FOR CLINICS AND HOSPITALS NOT EXCEEDING TWELVE (12) SQUARE FEET IN AREA WHEN ATTACHED TO THE STRUCTURE OR ERECTED BEHIND THE BUILDING LINE.

PRIVATE CLUBS, FRATERNITIES, SORORITIES, AND LODGES, EXCEPTING THOSE THE CHIEF ACTIVITY OF WHICH IS A SERVICE CUSTOMARILY CARRIED ON AS A BUSINESS.

ACCESSORY BUILDINGS, INCLUDING A PRIVATE GARAGE AND BONA FIDE SERVANTS QUARTERS. WHEN THE ACCESSORY BUILDING IS DIRECTLY ATTACHED TO THE MAIN BUILDING, IT SHALL BE CONSIDERED AN INTEGRAL PART OF THE MAIN BUILDING. WHEN THE ACCESSORY BUILDING IS ATTACHED TO THE MAIN BUILDING BY A BREEZEWAY, THE BREEZEWAY MAY BE CONSIDERED PART OF THE ACCESSORY BUILDING. WHEN THE BREEZEWAY EXTENDS INTO THE REQUIRED REAR YARD, IT TOGETHER WITH THE ACCESSORY BUILDING OR BUILDINGS MAY OCCUPY NOT MORE THAN THIRTY PER CENT (30%) OF THE REQUIRED REAR YARD, HOWEVER, WHERE A PUBLIC ALLEY PROVIDES THE ONLY ACCESS TO A GARAGE OR ACCESSORY BUILDING AND SUCH ALLEY PROVIDES OPEN SPACE BETWEEN LOTS, MORE THAN THIRTY PER CENT (30%) OF THE REQUIRED REAR YARD MAY BE COVERED BY ACCESSORY BUILDINGS PROVIDED THAT THE MINIMUM DISTANCE BETWEEN THE REAR OF THE MAIN BUILDING AND THE ACCESSORY BUILDING EQUALS AT LEAST TWENTY PER CENT (20%) OF THE DEPTH OF THE LOT.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED SIX (6) STANDARD STORIES UNLESS ADDITIONAL SIDE, FRONT AND REAR YARD SETBACKS ARE PROVIDED AS HEREINAFTER REQUIRED IN SECTION 3, AND IN NO CASE SHALL THE HEIGHT OF A BUILDING EXCEED THE TOTAL OF THE STREET WIDTH ON WHICH IT FACES PLUS THE DEPTH OF THE FRONT YARD.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF TWENTY-FIVE (25) FEET EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2. THE MINIMUM FRONT YARD SHALL BE INCREASED ONE (1) FOOT FOR EACH TWO (2) FEET IN HEIGHT A BUILDING EXCEEDS SIX (6) STANDARD STORIES.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARDS. THERE SHALL BE A SIDE YARD ON EACH SIDE OF THE LOT WITH THE MINIMUM DIMENSIONS AS FOLLOWS:

- A. FOR SINGLE-FAMILY RESIDENCES AND DUPLEXES, THE SIDE YARD SHALL NOT BE LESS THAN TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET.
- B. FOR MULTIPLE-FAMILY DWELLINGS, INSTITUTIONS, HOTELS, HOSPITALS, CLINICS AND ANY OTHER SIMILAR USE PERMITTED IN THE A-2 DISTRICT, THE SIDE YARD SHALL NOT BE LESS THAN TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, FOR BUILDINGS UP TO TWO AND ONE-HALF ($2\frac{1}{2}$) STANDARD STORIES IN HEIGHT. FOR BUILDINGS EXCEEDING THIS HEIGHT, THE SIDE YARD SHALL BE INCREASED FOUR FEET FOR EACH STORY THE BUILDING EXCEEDS TWO AND ONE-HALF STANDARD STORIES IN HEIGHT.
- C. IN ALL CASES WHERE THE SIDE YARD IS ADJACENT TO A STREET THE SIDE YARD SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. THERE SHALL BE A REAR YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN TWENTY (20) PER CENT OF THE DEPTH OF THE LOT, EXCEPT THAT THE MINIMUM REAR YARD DEPTH SHALL BE INCREASED ONE (1) FOOT FOR EACH TWO (2) FEET IN HEIGHT THAT THE BUILDING EXCEEDS SIX (6) STANDARD STORIES.

4. AREA OF THE LOT. EXCEPT AS HEREINAFTER PROVIDED, ALL DWELLINGS HEREAFTER ERECTED, ENLARGED, RELOCATED, RECONSTRUCTED, OR CONVERTED SHALL BE LOCATED UPON LOTS CONTAINING THE FOLLOWING AREAS:

(A) A LOT ON WHICH THERE IS ERECTED A SINGLE-FAMILY DWELLING SHALL CONTAIN NOT LESS THAN FIVE THOUSAND (5,000) SQUARE FEET.

(B) A LOT ON WHICH THERE IS ERECTED OR CONVERTED A TWO-FAMILY DWELLING SHALL CONTAIN NOT LESS THAN TWO THOUSAND FIVE HUNDRED (2,500) SQUARE FEET PER FAMILY.

(C) A LOT ON WHICH A MULTIPLE DWELLING IS ERECTED OR CONVERTED SHALL CONTAIN NOT LESS THAN SEVEN HUNDRED FIFTY (750) SQUARE FEET PER FAMILY (EXCEPT THAT THE DENSITY REGULATIONS SHALL NOT APPLY TO BONA FIDE HOTELS), HOWEVER, ANY LOT ON WHICH A MULTIPLE-FAMILY DWELLING IS ERECTED SHALL CONTAIN A MINIMUM OF SIX THOUSAND (6,000) SQUARE FEET AND IN NO CASE SHALL MORE THAN FORTY (40) PER CENT OF THE TOTAL LOT AREA BE COVERED BY A MAIN BUILDING.

(D) WHERE A LOT HAS LESS AREA THAN HEREIN REQUIRED AND WAS OF RECORD PRIOR TO JANUARY 1, 1947, THAT LOT MAY BE USED FOR A SINGLE-FAMILY DWELLING OR FOR ANY NON DWELLING USE PERMITTED IN THIS ARTICLE PROVIDED THAT ALL YARD REGULATIONS PRESCRIBED IN THIS ARTICLE ARE COMPLIED WITH.

(5). WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET.

(6). PARKING REGULATIONS. (A) WHENEVER A STRUCTURE IS ERECTED OR CONVERTED FOR SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE DWELLING USE, ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED ON THE LOT BUT NOT IN THE REQUIRED FRONT YARD FOR EACH DWELLING UNIT IN THE STRUCTURE. NO PARKING GARAGE OR STRUCTURE SHALL BE ERECTED IN A REQUIRED SIDE YARD AND NO OPEN PARKING SPACE SHALL BE LOCATED NEARER THAN TWO (2) FEET TO THE SIDE LOT LINE.

(B) PRIVATE CLUBS, AND LODGES SHALL PROVIDE OFF-STREET PARKING SPACE IN A RATIO OF ONE SPACE FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA IN THE LODGE OR CLUB, EXCLUSIVE OF STORAGE AREA.

(C) PLACES OF PUBLIC ASSEMBLY, INCLUDING AMONG OTHER BUILDINGS, ASSEMBLY HALLS, SCHOOLS, AND OTHER AUDITORIUMS AND INSTITUTIONS EXCEPT CHURCHES SHALL PROVIDE OFF-STREET PARKING SPACE ON THE LOT SUFFICIENT TO ACCOMMODATE ONE AUTOMOBILE FOR EACH TEN (10) SEATS.

(D) HOSPITALS SHALL PROVIDE OFF-STREET PARKING SPACE ON THE LOT SUFFICIENT TO ACCOMMODATE ONE AUTOMOBILE FOR EACH TEN (10) BEDS.

(E) CLINICS SHALL PROVIDE OFF-STREET PARKING AT A RATIO OF ONE (1) SPACE FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF FLOOR SPACE WITHIN THE STRUCTURES BUT IN NO CASE SHALL LESS THAN FIVE (5) OFF-STREET PARKING SPACES BE PROVIDED.

(F) HOTELS SHALL PROVIDE ONE PARKING SPACE FOR EACH TWO (2) GUEST BED-ROOMS IN THE BUILDING. HOTELS SHALL PROVIDE ONE (1) PARKING SPACE FOR EACH GUEST ROOM IN THE BUILDING.

(G) ROOMING AND LODGING HOUSES SHALL PROVIDE OFF-STREET PARKING SPACES AT A RATIO OF ONE SPACE FOR EACH THREE (3) GUESTS FOR WHICH ACCOMMODATIONS ARE PROVIDED.

ARTICLE 165-14

"LR-1" LOCAL RETAIL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN LR-1 DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE USED, ERECTED OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN AN A-2 DISTRICT

ANTIQUE SHOP

ART GALLERY

BAKERY, RETAIL SALES ONLY

BARBER AND BEAUTY SHOP

BOOK OR STATIONERY STORE

CANDY, CIGARS, AND TOBACCOS, RETAIL SALES ONLY

CLEANING, DYEING AND LAUNDRY PICK-UP STATION FOR RECEIVING AND DELIVERY OF ARTICLES TO BE CLEANED, DYED AND LAUNDERED, BUT NO ACTUAL WORK TO BE DONE ON THE PREMISES.

DRUG STORE, RETAIL SALES ONLY

FLORIST, RETAIL SALES ONLY

GROCERY STORE, RETAIL SALES ONLY
HARDWARE, SPORTING GOODS, TOYS, PAINTS, WALL PAPER, CLOTHING,
RETAIL SALES ONLY.
LIBRARY, RENTAL
MEAT MARKET, RETAIL SALES ONLY
PROFESSIONAL OFFICES FOR ARCHITECT, ATTORNEY, ENGINEER AND
REAL ESTATE
PARKING LOT WITHOUT PUBLIC GARAGE OR OTHER AUTOMOBILE FACILITIES
FOR THE PARKING OF PASSENGER CARS AND TRUCKS OF LESS THAN
ONE (1) TON CAPACITY ONLY.
PHOTOGRAPHERS OR ARTISTS STUDIO
SEAMSTRESS, DRESSMAKER, OR TAILOR
STUDIO FOR THE DISPLAY AND SALE OF GLASS, CHINA, ART OBJECTS,
CLOTH AND DRAPERIES.
RESTAURANT WITHOUT CURB OR DRIVE-IN SERVICE (SERVICE TO BE
ENTIRELY WITHIN THE BUILDING).
SHOE REPAIR SHOP, RETAIL SALES ONLY
WASHATERIA, EQUIPPED WITH AUTOMATIC WASHING MACHINE OF THE
TYPE CUSTOMARILY FOUND IN A HOME AND WHERE THE CUSTOMERS
MAY PERSONALLY SUPERVISE THE WASHING AND HANDLING OF HIS
LAUNDRY.
NO OTHER USE SHALL BE PERMITTED AND NO LIQUOR, BEER OR WINE SHALL
BE SOLD IN AN LR-1 DISTRICT AND NO USE SPECIFICALLY PERMITTED
IN THIS ARTICLE SHALL OPERATE BEFORE 7:00 A.M. NOR AFTER
10:00 P.M. ON ANY DAY OF THE WEEK.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING OR STRUCTURE SHALL EXCEED
TWO AND ONE-HALF ($2\frac{1}{2}$) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH
OF NOT LESS THAN TWENTY-FIVE (25) FEET EXCEPT AS HERCINAFTER PROVIDED IN
ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO
ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARD. NO SIDE YARD SHALL BE REQUIRED FOR A RETAIL USE EXCEPT
(A) ON A CORNER LOT, A SIDE YARD OF TEN (10) FEET SHALL BE REQUIRED
ON THE SIDE STREET;

(B) FOR A SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING OR A MULTIPLE-
FAMILY DWELLING USE, A SIDE YARD SHALL BE REQUIRED ON EACH SIDE OF THE LOT;

(C) ON THE SIDE OF A LOT IN AN LR-1 DISTRICT ADJOINING AN R-1, R- $\frac{1}{2}$,
R-1S, R-1O, R-7.5, R-6, D, A-1, A-2 DISTRICT, THERE SHALL BE A SIDE YARD.
NO SIDE YARD SHALL BE REQUIRED WHERE THE LR-1 DISTRICT IS SEPARATED FROM A
RESIDENTIAL DISTRICT BY AN ALLEY. THE MINIMUM WIDTH OF THE SIDE YARD SHALL
BE TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT,
WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET.
THE SIDE YARD ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. NO REAR YARD SHALL BE REQUIRED FOR A RETAIL USE EXCEPT
WHERE A LOT ADJUTS AN R-1, R- $\frac{1}{2}$, R-1S, R-1O, R-7.5, R-6, D, A-1, OR A-2 DISTRICT

AND IS NOT SEPARATED THEREFROM BY AN ALLEY IN WHICH EVENT THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT. WHERE A LOT OR ANY PORTION OF A LOT IS USED FOR A SINGLE-FAMILY DWELLING, TWO-FAMILY OR MULTIPLE-FAMILY DWELLING USE, THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM LOT AREA REQUIREMENTS FOR SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE-FAMILY DWELLINGS SHALL BE THE SAME AS THOSE FOR THE A-1 DISTRICT. WHERE DWELLING FACILITIES ARE PROVIDED ABOVE OR BEHIND STORES, THE LOT AREA REQUIREMENTS SHALL BE THE SAME AS THOSE REQUIRED FOR MULTIPLE-FAMILY DWELLINGS IN THE A-1 DISTRICTS.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY USE.

6. PARKING REGULATIONS.

(A) THE PARKING REGULATIONS FOR SINGLE-FAMILY, TWO-FAMILY, AND MULTIPLE-FAMILY DWELLINGS ARE THE SAME AS THOSE IN THE A-1 MULTIPLE DWELLING DISTRICT.

(B) PARKING REGULATIONS FOR CLINICS, HOSPITALS, HOTELS, CLUBS, LODGES, PLACES OF PUBLIC ASSEMBLY, ROOMING AND LODGING HOUSES ARE THE SAME AS THOSE IN THE A-2 MULTIPLE-DWELLING DISTRICT.

(C) ANY BUILDING HEREAFTER ERECTED, ALTERED OR CONVERTED FOR LOCAL RETAIL OR PERSONAL SERVICE USE SHALL PROVIDE OFF-STREET PARKING SPACE AT THE FOLLOWING RATIO:

1. BUILDINGS HAVING LESS THAN FIVE THOUSAND (5,000) SQUARE FEET OF FLOOR AREA SHALL PROVIDE ONE (1) SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF GROUND FLOOR BUILDING AREA.
2. BUILDINGS HAVING OVER FIVE THOUSAND (5,000) BUT NOT MORE THAN TEN THOUSAND (10,000) SQUARE FEET OF GROUND FLOOR AREA SHALL PROVIDE TEN SPACES PLUS ONE (1) SPACE FOR EACH THREE HUNDRED THIRTY-THREE (333) SQUARE FEET OF GROUND FLOOR AREA ABOVE FIVE THOUSAND (5,000) SQUARE FEET.
3. BUILDINGS HAVING OVER TEN THOUSAND (10,000) SQUARE FEET OF GROUND FLOOR AREA SHALL PROVIDE TWENTY-FIVE (25) PARKING SPACES PLUS ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROUND FLOOR AREA IN EXCESS OF TEN THOUSAND (10,000) SQUARE FEET.
4. BUILDINGS HAVING LOCAL RETAIL OR PROFESSIONAL OFFICE USES ON FLOORS ABOVE THE GROUND FLOOR SHALL PROVIDE OFF-STREET PARKING SPACES AT A RATIO OF ONE (1) SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA ABOVE THE GROUND FLOOR.
5. WHERE MORE THAN ONE BUILDING IS LOCATED UPON A LOT THE PARKING REQUIREMENTS SHALL BE BASED UPON THE TOTAL FLOOR AREA OF ALL SUCH STRUCTURES.

(D) PROFESSIONAL OFFICES, OTHER THAN MEDICAL OR DENTAL CLINICS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) PARKING SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA.

(E) ESTABLISHMENTS FOR THE SALE AND CONSUMPTION ON THE PREMISES OF FOOD OR REFRESHMENTS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA.

(F) RETAIL, OFFICE AND SERVICE BUILDINGS SHALL PROVIDE AND MAINTAIN OFF-STREET FACILITIES FOR THE LOADING AND UNLOADING OF MERCHANDISE AND GOODS WITHIN THE BUILDING OR ON THE LOT ADJACENT TO A PUBLIC ALLEY OR PRIVATE SERVICE DRIVE TO FACILITATE THE MOVEMENT OF TRAFFIC ON THE PUBLIC STREETS. SUCH SPACE SHALL CONSIST OF A MINIMUM AREA OF 10 FEET BY 25 FEET FOR EACH 20,000 SQUARE FEET OF FLOOR SPACE OR FRACTION THEREOF IN EXCESS OF 3,000 SQUARE FEET IN THE BUILDING OR ON THE LOT USED FOR RETAIL, STORAGE OR SERVICE PURPOSES.

ARTICLE 165-15

"LR-2" LOCAL RETAIL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A LR-2 DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE USED AND NO BUILDING SHALL BE ERRECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN A LR-1 DISTRICT
AMBULANCE SERVICE
AQUARIUM
AUTO LAUNDRY WITHOUT BOILER, HEATING AND STEAM CLEANING FACILITIES, IN WHICH ALL WASHING OPERATIONS ARE CARRIED ON WITHIN A BUILDING.
AUTO REPAIR GARAGE WHERE ALL WORK IS CONDUCTED INSIDE THE BUILDING AND NOT INCLUDING THE OPEN STORAGE OF VANS, TRAILERS OR TRUCKS.
AUTO SEAT COVERS; COVERING
BANK, OFFICE, WHOLESALE SALES OFFICE OR SAMPLE ROOM
BIRD AND PET SHOPS, RETAIL
BOWLING ALLEY - IF AIR-CONDITIONED AND SOUND PROOFED
CAFETERIA, CAFE WITH DRIVE-IN FACILITIES OR CURB SERVICE
CAMERA SHOP
CATERER AND WEDDING SERVICE
CLEANING AND PRESSING SHOPS HAVING AN AREA OF NOT MORE THAN 6,000 SQUARE FEET
COMMERCIAL BILLBOARD OR ADVERTISING SIGN
CURTAIN CLEANING SHOP HAVING AN AREA OF NOT MORE THAN 6,000 SQUARE FEET
DEPARTMENT STORE, NOVELTY OR VARIETY SHOP, RETAIL SALES ONLY.
DYEING PLANT WITH NOT MORE THAN 6,000 SQUARE FEET OF FLOOR SPACE
ELECTRICAL GOODS, RETAIL SALES ONLY.
ELECTRICAL REPAIRING - DOMESTIC EQUIPMENT AND AUTOS, RETAIL SALES ONLY
ELECTRIC SUBSTATION
EXTERMINATING COMPANY, RETAIL
FILM DEVELOPING AND PRINTING
FIX-IT SHOPS, BICYCLE REPAIRS, SAW FILING, LAWN MOWER SHARPENING, RETAIL ONLY BUT WITHOUT OUTSIDE STORAGE
FURNITURE REPAIRS AND UPHOLSTERING, RETAIL SALES ONLY AND WHERE ALL STORAGE AND DISPLAY IS WITHIN THE BUILDING
FROZEN FOOD LOCKERS, RETAIL
GASOLINE FILLING STATIONS

HOUSEHOLD AND OFFICE FURNITURE, FURNISHINGS AND APPLIANCES, RETAIL
 ICE DELIVERY STATION
 JEWELRY, OPTICAL GOODS, PHOTOGRAPHIC SUPPLIES, RETAIL SALES ONLY
 JOB PRINTING
 LAUNDRY AUTOMATIC EQUIPPED WITH MACHINES OF THE TYPE CUSTOMARILY
 FOUND IN THE HOME, WHERE CUSTOM LAUNDERING AND FINISHING MAY
 BE DONE. THE SHOP SHALL NOT EXCEED SIX THOUSAND (6,000)
 SQUARE FEET IN AREA AND NO PICK UP AND DELIVERY SHALL BE
 OPERATED.
 LETTER AND MIMEOGRAPH SHOP
 MORTUARY
 MOVING PICTURE THEATRE
 NURSERY, RETAIL SALE OF PLANTS AND TREES
 OFFICE BUILDING
 PIANO AND MUSICAL INSTRUMENTS, RETAIL SALES ONLY
 PUBLIC GARAGE
 PLUMBING SHOP, RETAIL SALES ONLY, WITHOUT WAREHOUSE FACILITIES
 (TO INCLUDE STORAGE FOR ORDINARY REPAIRS BUT NOT STORAGE FOR
 MATERIALS FOR CONTRACTING WORK)
 RESTAURANT WITH DRIVE-IN FACILITIES PROVIDED THAT NO FOOD NOR
 DRINK MAY BE SERVED TO VEHICLES PARKED ON THE PUBLIC STREET
 RETAIL STORE OR SHOP FOR CUSTOM WORK OR THE MAKING OF ARTICLES
 TO BE SOLD FOR RETAIL ON THE PREMISES.
 RUG CLEANING SHOP HAVING AN AREA OF NOT MORE THAN SIX THOUSAND
 (6,000) SQUARE FEET, CHEMICAL TYPE, WHERE ALL CLEANING
 OPERATIONS ARE CARRIED ON WITHIN A BUILDING WHERE RUGS ARE
 LAID FLAT ON THE FLOOR, THE CHEMICAL MIXED WITH WATER,
 APPLIED WITH A BRUSH, AND REMOVED BY VACUUM CLEANING, ENTIRELY
 WITHOUT THE GENERATION OF DUST.
 SEED STORE
 STUDIOS, DANCE, MUSIC, DRAMA, HEALTH, MASSAGE AND REDUCING
 TAILOR
 TAXI
 WEARING APPAREL INCLUDING CLOTHING, SHOES, HATS, MILLINERY AND
 ACCESSORIES.
 USED CAR LOT.

ANY OTHER RETAIL USE PROVIDED SUCH USE IS NOT NOXIOUS OR OFFENSIVE
 BY REASON OF THE EMISSION OF ODORS, SOOT, DUST, NOISE, GAS FUMES OR VIBRA-
 TION BUT EXCLUDING THE SALE OF WINE, BEER OR LIQUOR AND SUCH USES AS ARE
 ENUMERATED IN ARTICLE 165-16, 165-17, 165-18, 165-19 AND 165-20.

ACCESSORY BUILDING AND USES CUSTOMARILY INCIDENT TO THE ABOVE. NO
 ACCESSORY USE SHALL BE CONSTRUED TO PERMIT THE KEEPING OF ARTICLES OR
 MATERIAL IN THE OPEN OR ON THE OUTSIDE OF THE BUILDING.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING OR STRUCTURE SHALL EXCEED
 TWO AND ONE-HALF (2½) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM
 DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET, IF A BUILDING LINE HAS BEEN
 ESTABLISHED BY AN ORDINANCE, THIS LINE SHALL ESTABLISH THE DEPTH OF THE
 FRONT YARD.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARD. NO SIDE YARD SHALL BE REQUIRED FOR A RETAIL USE, EXCEPT ON A CORNER LOT, A SIDE YARD OF TEN (10) FEET SHALL BE REQUIRED ON THE SIDE STREET; FOR A SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING OR A MULTIPLE-FAMILY DWELLING USE, A SIDE YARD SHALL BE REQUIRED ON EACH SIDE OF THE LOT; ON THE SIDE OF A LOT ADJOINING AN R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, A-1, OR A-2 DISTRICT THERE SHALL BE A SIDE YARD. NO SIDE YARD SHALL BE REQUIRED WHERE THE LR-2 DISTRICT IS SEPARATED FROM A RESIDENTIAL DISTRICT BY AN ALLEY. THE MINIMUM WIDTH OF THE SIDE YARD SHALL BE TEN (10) FEET OR TEN PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET.

3. REAR YARD. NO REAR YARD SHALL BE REQUIRED FOR A RETAIL USE EXCEPT WHERE A LOT ABUTS AN R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1, OR A-2 DISTRICT AND IS NOT SEPARATED THEREFROM BY AN ALLEY, IN WHICH EVENT THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT. WHERE A LOT OR ANY PORTION OF A LOT IS USED FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY DWELLING USE, THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM LOT AREA REQUIREMENTS FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY DWELLINGS SHALL BE THE SAME AS THOSE IN THE A-1 DISTRICT. WHERE DWELLING FACILITIES ARE PROVIDED ABOVE OR BEHIND STORES, THE LOT AREA REQUIREMENTS SHALL BE THE SAME AS THOSE REQUIRED FOR MULTIPLE-FAMILY DWELLINGS IN THE A-1 DISTRICT.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET FOR SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE-FAMILY USE. FOR OTHER USES THE WIDTH MAY BE LESS THAN FIFTY (50) FEET.

6. PARKING REGULATIONS.

(A) THE PARKING REGULATIONS FOR SINGLE-FAMILY, TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS ARE THE SAME AS THOSE IN THE A-1 MULTIPLE DWELLING DISTRICT.

(B) THE PARKING REGULATIONS FOR CLINICS, HOSPITALS, HOTELS, CLUBS, LODGES AND PLACES OF PUBLIC ASSEMBLY, ROOMING AND LODGING HOUSES ARE THE SAME AS THOSE IN THE A-2 MULTIPLE DWELLING DISTRICT.

(C) THE PARKING REGULATIONS FOR RETAIL, PERSONAL SERVICE, PROFESSIONAL OFFICES AND RESTAURANT USES ARE THE SAME AS THOSE IN THE LR-1 LOCAL RETAIL DISTRICT.

(D) BUSINESS OFFICES AND BANKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA.

(E) BOWLING ALLEYS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF THREE (3) SPACES FOR EACH ALLEY.

(F) MOTOR-VEHICLE SALESPROOMS AND USED CAR LOTS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SALES FLOOR OR LOT AREA.

(g) RETAIL, OFFICE AND SERVICE BUILDINGS SHALL PROVIDE AND MAINTAIN OFF-STREET FACILITIES FOR THE LOADING AND UNLOADING OF MERCHANDISE AND GOODS WITHIN THE BUILDING OR ON THE LOT ADJACENT TO A PUBLIC ALLEY OR PRIVATE SERVICE DRIVE TO FACILITATE THE MOVEMENT OF TRAFFIC ON THE PUBLIC STREETS. SUCH SPACE SHALL CONSIST OF A MINIMUM AREA 10 FEET BY 25 FEET FOR EACH 20,000 SQUARE FEET OF FLOOR SPACE OR FRACTION THEREOF IN EXCESS OF 3,000 SQUARE FEET IN THE BUILDING OR ON THE LOT USED FOR RETAIL, STORAGE OR SERVICE PURPOSES.

ARTICLE 165-16

"LR-3" LOCAL RETAIL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A LOCAL RETAIL-3 DISTRICT NO LAND SHALL BE USED AND NO BUILDING SHALL BE USED AND NO BUILDING SHALL BE ERECTED OR CONVERTED FOR ANY USE OTHER THAN:

ANY USE PERMITTED IN A LOCAL RETAIL-2 DISTRICT
BEER, WINE AND LIQUOR RETAIL SALES FOR OFF-PREMISES CONSUMPTION.
CAFE AND RESTAURANT WHERE WINE AND BEER ARE SERVED INCIDENTAL
TO THE SERVING OF FOOD AND REFRESHMENTS.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING OR STRUCTURE SHALL EXCEED TWO AND ONE-HALF (2½) STANDARD STORIES IN HEIGHT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. (A) THERE SHALL BE A FRONT YARD HAVING A MINIMUM DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET EXCEPT AS HEREINAFTER PROVIDED IN ARTICLE 165-23, PARAGRAPH 2.

(B) WHERE LOTS HAVE DOUBLE FRONTAGE, RUNNING THROUGH FROM ONE STREET TO ANOTHER, THE REQUIRED FRONT YARD SHALL BE PROVIDED ON BOTH STREETS.

2. SIDE YARD. NO SIDE YARD SHALL BE REQUIRED FOR A RETAIL USE, EXCEPT ON A CORNER LOT, A SIDE YARD OF TEN (10) FEET SHALL BE REQUIRED ON THE SIDE STREET. FOR A SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING OR MULTIPLE-FAMILY DWELLING USE, A SIDE YARD SHALL BE REQUIRED ON EACH SIDE OF THE LOT.

ON THE SIDE OF A LOT ADJOINING A R-1, R-½, R-16, R-10, R-7.5, R-6, D, A-1, OR A-2 DISTRICT, THERE SHALL BE A SIDE YARD. NO SIDE YARD SHALL BE REQUIRED WHERE THE LR-3 DISTRICT IS SEPARATED FROM A RESIDENTIAL DISTRICT BY AN ALLEY. THE MINIMUM WIDTH OF THE SIDE YARD SHALL BE TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET AND NEED NOT EXCEED FIFTEEN (15) FEET. THE SIDE YARD ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. NO REAR YARD SHALL BE REQUIRED FOR A RETAIL USE EXCEPT WHERE A LOT ABUTS AN R-1, R-½, R-16, R-10, R-7.5, R-6, D, A-1 OR A-2 DISTRICT AND IS NOT SEPARATED THEREFROM BY AN ALLEY, IN WHICH EVENT THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT. FOR A SINGLE-FAMILY, TWO-FAMILY OR, MULTIPLE-FAMILY DWELLING USE, THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM LOT AREA REQUIREMENTS FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY DWELLINGS SHALL BE THE SAME AS THOSE IN THE A-1 DISTRICT. WHERE DWELLING FACILITIES ARE PROVIDED ABOVE STORES, THE LOT AREA REQUIREMENTS SHALL BE THE SAME AS THOSE REQUIRED FOR MULTIPLE-FAMILY DWELLINGS IN THE A-1 DISTRICTS.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY USE, FOR OTHER USES THE WIDTH MAY BE LESS THAN FIFTY (50) FEET.

6. PARKING REGULATIONS.

(A) THE PARKING REGULATIONS FOR SINGLE-FAMILY, TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS ARE THE SAME AS THOSE IN THE A-1 MULTIPLE DWELLING DISTRICT.

(B) THE PARKING REGULATIONS FOR CLINICS, HOSPITALS, HOTELS, CLUBS, LODGES, AND PLACES OF PUBLIC ASSEMBLY, ROOMING AND LODGING HOUSES ARE THE SAME AS THOSE IN THE A-2 MULTIPLE DWELLING DISTRICT.

(C) THE PARKING REGULATIONS FOR RETAIL, PERSONAL SERVICE, PROFESSIONAL OFFICES AND RESTAURANT USES ARE THE SAME AS THOSE IN THE LR-1 LOCAL RETAIL DISTRICT.

(D) BUSINESS OFFICES AND BANKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE SPACE FOR EACH FIVE HUNDRED SQUARE FEET OF FLOOR AREA.

(E) BOWLING ALLEYS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF THREE (3) SPACES FOR EACH ALLEY.

(F) MOTOR-VEHICLE SALESROOMS AND USED CAR LOTS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SALES FLOOR OR LOT AREA.

(G) RETAIL, OFFICE AND SERVICE BUILDINGS SHALL PROVIDE AND MAINTAIN OFF-STREET FACILITIES FOR THE LOADING AND UNLOADING OF MERCHANDISE AND GOODS WITHIN THE BUILDING OR ON THE LOT ADJACENT TO A PUBLIC ALLEY OR PRIVATE SERVICE DRIVE TO FACILITATE THE MOVEMENT OF TRAFFIC ON THE PUBLIC STREETS. SUCH SPACE SHALL CONSIST OF A MINIMUM AREA 10 FEET BY 25 FEET FOR EACH 20,000 SQUARE FEET OF FLOOR SPACE OR FRACTION THEREOF IN EXCESS OF 3,000 SQUARE FEET IN THE BUILDING OR ON THE LOT USED FOR RETAIL, STORAGE OR SERVICE PURPOSES.

ARTICLE 165-17

"C-1" COMMERCIAL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A "C-1" DISTRICT, NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERRECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN A LR-3 AREA
ARTIFICIAL FLOWER MANUFACTURE
ARTIFICIAL LIMB MANUFACTURE
AUTOMOBILE LAUNDRY
AUTO PAINTING; AUTO UPHOLSTERING
AWNING MANUFACTURE, CLOTH, METAL, WOOD
AQUARIUM, WHOLESALE
BEER TAVERN OR LOUNGE WHERE THE PRIMARY ACTIVITY IS THE SALE
AND CONSUMPTION ON THE PREMISES OF BEER OR WINE.

BOOK PRINTING, BINDING, BINDERY
BOTTLING WORKS WITH SYRUP MANUFACTURE
BOWLING ALLEY
BUS AND TRUCK STORAGE
CABINET SHOP
CANDY MANUFACTURE
CANVAS AWNING MANUFACTURE
CAR BARN
CARPENTER SHOP
CARPET CLEANING - WASHING AND SCOURING IF DUSTPROOF ROOM AND
DUST CATCHING EQUIPMENT IS PROVIDED.
CARTING, EXPRESS, HAULING OR STORAGE
CEMENT STORAGE
CERAMIC PRODUCTS, HANDCRAFT SHOP HAVING AN AREA OF NOT MORE
THAN SIX THOUSAND (6,000) SQUARE FEET.
CLOTHING MANUFACTURE
COLD STORAGE PLANT
COMMERCIAL AMUSEMENT
COMMERCIAL COLLEGES
CLEANING AND DRY CLEANING ESTABLISHMENT HAVING AN AREA IN EXCESS
OF SIX THOUSAND (6,000) SQUARE FEET
CONTRACTORS STORAGE YARD
DANCE HALL ✓
DRIVING RANGE
DRY GOODS, WHOLESALE AND STORAGE
DYEING PLANT HAVING MORE THAN 6,000 SQUARE FEET
EGG CANDLING AND GRADING
ELECTRICAL AND NEON SIGN MANUFACTURE
ELECTRICAL REPAIRING
ELECTRO-PLATING; ELECTRO-TYPING
ENGRAVING PLANT
ENVELOPE MANUFACTURE
FEED STORE, WHOLESALE AND STORAGE
FLORIST, WHOLESALE
FOOD PRODUCTS MANUFACTURE, FROZEN FOOD LOCKERS - WHOLESALE
FURNITURE REPAIR AND UPHOLSTERING - WHOLESALE
FURNITURE AUCTION SALES
GROCERY STORE, WHOLESALE AND STORAGE
HAULING, LIGHT OR HEAVY
HOUSEHOLD GOODS, STORAGE
ICE CREAM MANUFACTURE; ICE MANUFACTURE
JOB PRINTING AND BOOK PRINTING
LAUNDRY, COMMERCIAL
LEATHER PRODUCTS MANUFACTURE
LITHOGRAPHING
LOADING OR STORAGE TRACKS
LOOSELEAF BOOK MANUFACTURE
LUMBER YARD (BUILDING MATERIAL)
MARKET - PUBLIC
MATTRESS MAKING AND RENOVATING - WHERE DUST PRECIPITATING
EQUIPMENT IS USED
MILK DEPOT, WHOLESALE
MILLINERY MANUFACTURE

MINIATURE GOLF COURSE
 MIRROR RESILVERING
 MOTEL
 MOTION PICTURE STUDIO, COMMERCIAL FILMS
 MOTORCYCLE REPAIRING
 MOVING AND STORAGE COMPANY
 NEWSPAPER PRINTING
 NIGHT CLUBS
 OPTICAL GOODS MANUFACTURE
 PAPER PRODUCTS AND PAPER BOX MANUFACTURE
 PAINT MIXING, BUT EXCLUDING ALL COOKING OR BAKING OPERATIONS
 OF PAINTS; VARNISH AND LACQUERS
 PENAL OR CORRECTIONAL INSTITUTIONS FOR INSANE, FEEBLE-MINDED,
 LIQUOR OR NARCOTIC
 PHOTO ENGRAVING PLANT
 PLASTIC PRODUCTS, MOLDING, CASTING AND SHAPING
 PRINTING EQUIPMENT, SUPPLIES, REPAIRS
 PRINTING SHOP
 PUBLISHING COMPANY
 SCHOOLS - ALL TYPES INCLUDING TRADE AND COMMERCIAL COLLEGES
 SECOND HAND FURNITURE
 SEED COMPANY - WHOLESALE
 SHOE STORE, WHOLESALE SALES AND STORAGE
 SHEET METAL SHOP
 SKATING RINK
 STORAGE OF TRUCKS, SAND AND GRAVEL
 STORAGE AND SALES OF USED AUTO PARTS AND ACCESSORIES WHEN
 LOCATED INSIDE BUILDING AND IN WHICH NO AUTOMOBILE OR
 PARTS OF AUTOMOBILES FOR SALE IS STORED OR DISPLAYED
 IN THE OPEN.
 STONE MONUMENT WORKS - RETAIL
 STREET CAR BARN
 TAXI CAB STORAGE AND REPAIRS
 TEAM TRACKS AND UNLOADING DOCKS, RAILROADS
 TIRE RETREADING AND RECAPPING
 TRADE SCHOOLS OF ALL TYPES
 TRANSFER AND BAGGAGE COMPANY
 TRAILER CAMP OR TOURIST CAMP
 TRUNK MANUFACTURING
 TYPE SETTING
 VENETIAN BLIND MANUFACTURING
 WAREHOUSE, WHOLESALE OFFICE, SALES AND STORAGE
 WATER DISTILLATION

ANY RETAIL OR WHOLESALE USE, PROVIDED SUCH USE IS NOT NOXIOUS OR
 OFFENSIVE BY REASON OF EMISSION OF ODORS, SOOT, DUST, NOISE, FUMES OR
 VIBRATIONS, BUT EXCLUDING SUCH USES AS ARE ENUMERATED IN ARTICLES 155-18,
 165-19, AND 165-20.

ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENT TO THE ABOVE USES.
 NO ACCESSORY USE SHALL BE CONSTRUED TO PERMIT THE KEEPING OF ARTICLES,
 GOODS OR MATERIALS IN THE OPEN OR EXPOSED TO THE PUBLIC VIEW. WHEN NEC-
 ESSARY TO STORE OR KEEP SUCH MATERIALS IN THE OPEN, THE LOT OR AREA SHALL
 BE FENCED WITH A SOLID FENCE OR WALL AT LEAST SIX (6) FEET IN HEIGHT.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED SIX (6) STANDARD STORIES IN HEIGHT UNLESS SET BACK FROM ALL STREET LINES ONE FOOT FOR EACH TWO (2) FEET OF ITS HEIGHT ABOVE SUCH SIX (6) STORY LIMIT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. WHERE ALL THE FRONTAGE ON ONE SIDE OF THE STREET BETWEEN TWO INTERSECTING STREETS IS LOCATED IN THE C-1 DISTRICT, NO FRONT YARD SHALL BE REQUIRED. WHEN THE FRONTAGE ON ONE SIDE OF THE STREET BETWEEN TWO INTERSECTING STREETS IS LOCATED PARTLY IN THE C-1 DISTRICT AND PARTLY IN A MORE RESTRICTED USE DISTRICT, THE FRONT YARD SHALL CONFORM TO THE MORE RESTRICTED USE DISTRICT REGULATIONS.

2. SIDE YARDS. NO SIDE YARD SHALL BE REQUIRED FOR COMMERCIAL OR RETAIL USE, EXCEPT FOR A SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING, OR A MULTIPLE FAMILY DWELLING USE, A SIDE YARD SHALL BE REQUIRED ON EACH SIDE OF THE LOT; ON THE SIDE OF THE LOT ADJOINING A R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1 OR A-2 DISTRICT, THERE SHALL BE A SIDE YARD. NO SIDE YARD SHALL BE REQUIRED WHERE THE C-1 DISTRICT IS SEPARATED FROM ANY RESIDENTIAL DISTRICT BY AN ALLEY. THE MINIMUM WIDTH OF THE SIDE YARD SHALL BE TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET AND NEED NOT EXCEED FIFTEEN (15) FEET.

3. REAR YARD. NO REAR YARD SHALL BE REQUIRED FOR COMMERCIAL OR RETAIL USE EXCEPT WHERE A LOT ABUTS AN R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1, OR A-2 DISTRICT AND IS NOT SEPARATED THEREFROM BY AN ALLEY, IN WHICH EVENT THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT BUT IN NO CASE SHALL SUCH REAR YARD BE LESS THAN TEN (10) FEET. FOR A SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE-FAMILY DWELLING USE, THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM LOT AREA REQUIREMENTS FOR SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE-FAMILY DWELLINGS SHALL BE THE SAME AS THOSE IN THE A-2 DISTRICT. WHERE DWELLING FACILITIES ARE PROVIDED ABOVE STORES, THE LOT AREA REQUIREMENTS SHALL BE THE SAME AS THOSE REQUIRED FOR MULTIPLE-FAMILY DWELLINGS IN THE A-2 DISTRICT.

5. WIDTH OF THE LOT. THE MINIMUM WIDTH OF THE LOT SHALL BE FIFTY (50) FEET FOR A SINGLE-FAMILY DWELLING, TWO-FAMILY DWELLING OR MULTIPLE-FAMILY DWELLING USE, FOR OTHER USES THE WIDTH MAY BE LESS THAN FIFTY (50) FEET.

6. PARKING REGULATIONS.

(A) THE PARKING REGULATIONS FOR SINGLE-FAMILY, TWO-FAMILY, AND MULTIPLE-FAMILY DWELLINGS ARE THE SAME AS THOSE IN THE A-1 MULTIPLE DWELLING DISTRICT.

(B) THE PARKING REGULATIONS FOR CLINICS, HOSPITALS, HOTELS, CLUBS, LODGES, PLACES OF PUBLIC ASSEMBLY, ROOMING AND LODGING HOUSES ARE THE SAME AS THOSE IN THE A-2 MULTIPLE DWELLING DISTRICT.

(C) THE PARKING REGULATIONS FOR RETAIL, PERSONAL SERVICES, PROFESSIONAL OFFICES AND RESTAURANTS ARE THE SAME AS THOSE IN THE LR*1 LOCAL RETAIL DISTRICT.

(D) BUSINESS OFFICES AND BANKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA.

(E) BOWLING ALLEYS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF THREE (3) SPACES FOR EACH ALLEY.

(F) MOTOR-VEHICLE SALESROOMS AND USED CAR LOTS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SALES FLOOR OR LOT AREA.

(G) DANCE HALLS, COMMERCIAL AMUSEMENT ESTABLISHMENTS, NIGHT CLUBS, AND SKATING RINKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA USED FOR DANCING, AMUSEMENT OR SKATING.

(H) MANUFACTURING, INDUSTRIAL, AND PROCESSING ESTABLISHMENTS, REPAIR SHOPS, WAREHOUSES, STORAGE BUILDINGS, LUMBER AND SUPPLY YARDS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH FIVE (5) EMPLOYEES. THE MAXIMUM NUMBER OF EMPLOYEES ON DUTY AT ANY TIME, DAY OR NIGHT, SHALL BE THE BASIS DETERMINING PARKING REQUIREMENTS FOR ANY ESTABLISHMENT. WHERE THE NUMBER OF EMPLOYEES IS INDETERMINATE, OFF-STREET PARKING SPACE SHALL BE PROVIDED IN A RATIO OF ONE SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF FLOOR AREA.

(I) RETAIL, OFFICE, SERVICE, INDUSTRIAL AND MANUFACTURING BUILDINGS SHALL PROVIDE AND MAINTAIN OFF-STREET FACILITIES FOR THE LOADING AND UNLOADING OF MERCHANDISE AND GOODS WITHIN THE BUILDING OR ON THE LOT ADJACENT TO A PUBLIC ALLEY OR PRIVATE SERVICE DRIVE TO FACILITATE THE MOVEMENT OF TRAFFIC ON THE PUBLIC STREETS. SUCH SPACE SHALL CONSIST OF A MINIMUM AREA OF 10 FEET BY 25 FEET FOR EACH 20,000 SQUARE FEET OF FLOOR SPACE OR FRACTION THEREOF IN EXCESS OF 3,000 SQUARE FEET IN THE BUILDING OR ON THE LOT USED FOR RETAIL, STORAGE OR SERVICE PURPOSES.

ARTICLE 165-18

"C-2" COMMERCIAL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A "C-2" DISTRICT, NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN A C-1 DISTRICT
BAG CLEANING PLANT WHEN EQUIPPED WITH A CYCLONE SEPARATOR AND
BAG FILTERS WITH NO EXTERIOR EXHAUST TO CLEANING EQUIPMENT.
BREWERY
CREAMERY - WHOLESALE
DRUG MANUFACTURE
INTERURBAN RAILWAY SHOPS AND YARDS
MACHINE SHOP
MOTOR FREIGHT TERMINAL
OFFICE EQUIPMENT AND SUPPLY MANUFACTURING
PAINT SHOP
PHARMACEUTICAL MANUFACTURE
RAILWAY TERMINAL AND YARDS
SOAP COMPOUNDING
WASHING COMPOUND MANUFACTURING

MANUFACTURE OF ANY KIND PROVIDED SUCH USE IS NOT NOXIOUS OR OFFENSIVE BY REASON OF EMISSION OF ODORS, SOOT, DUST, NOISE, FUMES OR VIBRATIONS, BUT EXCLUDING SUCH USES AS ARE ENUMERATED IN ARTICLES 165-19, AND 165-20.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED TWENTY (20) STANDARD STORIES IN HEIGHT UNLESS SUCH BUILDING OR PORTION THEREOF IS SET BACK FROM ALL STREET LINES ON (1) FOOT FOR EACH FOUR (4) FEET OF ITS HEIGHT ABOVE SUCH TWENTY (20) STORY LIMIT. AND FURTHER PROVIDED THAT, IF AT ANY LEVEL THE BUILDING DOES NOT COVER IN EXCESS OF TWENTY-FIVE (25) PER CENT OF THE AREA OF THE LOT, A TOWER OF UNLIMITED HEIGHT MAY BE ERECTED ABOVE SUCH LEVEL. SUCH TOWER SHALL NOT BE LOCATED CLOSER THAN FIFTEEN (15) FEET TO ANY LOT LINE AND NO STREET WALL OF SUCH TOWER SHALL OCCUPY MORE THAN SIXTY (60) PER CENT OF THE FRONTAGE OF THE LOT ON WHICH SUCH WALL FACES.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. WHERE ALL THE FRONTAGE ON ONE SIDE OF A STREET FOR A DISTANCE OF ONE BLOCK OR MORE IS IN THE C-2 DISTRICT, NO FRONT YARD SHALL BE REQUIRED. WHERE THE FRONTAGE ON ONE SIDE OF A STREET WITHIN A BLOCK IS PARTLY IN THE C-2 DISTRICT AND PARTLY IN A MORE RESTRICTED DISTRICT, THE FRONT YARD SHALL CONFORM TO THE REGULATIONS OF THE MORE RESTRICTED DISTRICT.

2. SIDE YARDS. NO SIDE YARD SHALL BE REQUIRED FOR A RETAIL OR COMMERCIAL USE EXCEPT:

(A) FOR A SINGLE-FAMILY, TWO-FAMILY, OR A MULTIPLE-FAMILY DWELLING USE, A SIDE YARD SHALL BE REQUIRED ON EACH SIDE OF THE LOT.

(B) ON THE SIDE OF A LOT ADJOINING A R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1 OR A-2 DISTRICT, THERE SHALL BE A SIDE YARD. NO SIDE YARD SHALL BE REQUIRED WHERE THE C-2 DISTRICT IS SEPARATED FROM ANY RESIDENTIAL DISTRICT BY AN ALLEY. THE MINIMUM WIDTH OF THE SIDE YARD SHALL BE TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET AND NEED NOT EXCEED FIFTEEN (15) FEET.

3. REAR YARD. NO REAR YARD SHALL BE REQUIRED FOR COMMERCIAL OR RETAIL USE EXCEPT WHERE A LOT ABUTS A R-1, R-16, R-10, R-7.5, R-6, D, A-1 OR A-2 DISTRICT AND IS NOT SEPARATED THEREFROM BY AN ALLEY, IN WHICH EVENT THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT BUT IN NO CASE SHALL SUCH REAR YARD BE LESS THAN TEN (10) FEET IN DEPTH. FOR A SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE-FAMILY DWELLING USE, THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM LOT AREA REQUIREMENTS FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY DWELLINGS SHALL BE THE SAME AS THOSE IN THE A-2 DISTRICT. WHERE DWELLING FACILITIES ARE PROVIDED ABOVE STORES OR COMMERCIAL BUILDINGS, THE LOT AREA REQUIREMENTS SHALL BE THE SAME AS THOSE REQUIRED FOR MULTIPLE-FAMILY DWELLINGS IN THE A-2 DISTRICT.

ARTICLE 165-19

"M-1" MANUFACTURING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN A M-1 DISTRICT, NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

A USE PERMITTED IN A C-2 DISTRICT
ADDING MACHINE MANUFACTURE
AIRCRAFT PARTS MANUFACTURE
AIRPLANE REPAIR AND MANUFACTURE
AGRICULTURAL IMPLEMENT MANUFACTURING
AUTOMOBILE ASSEMBLY
AUTOMOBILE PARTS MANUFACTURE
BAG MANUFACTURE
BANK EQUIPMENT MANUFACTURE
BLACKSMITH
BOILER MANUFACTURE AND REPAIR OF BOILERS NOT EXCEEDING 15 H.P.
BOLT AND NUT MANUFACTURE
BOOT AND SHOE MANUFACTURE
BROOM MANUFACTURE
BOX AND CRATE MANUFACTURE (OTHER THAN PAPER)
CANNING AND PRESERVING FACTORY
CARBON BATTERY MANUFACTURE
CARPET CLEANING- IF NO DUST PROOF CLEANING ROOMS IN WHICH
DUST CATCHING, WASHING AND SCOURING EQUIPMENT IS PROVIDED.
CELLULOIC AND SIMILAR CELLULOSE MANUFACTURE
CENTRAL STATION, LIGHT AND POWER PLANT
CHAIR MANUFACTURE
CHICK HATCHERY
COAL YARD, COAL HOIST, COAL POCKET OR COAL CAR TRESTLE
COFFIN MANUFACTURE
COOPERAGE COMPANY
COTTON GINNING AND BALING
COTTON SEED PRODUCTS MANUFACTURE
DAIRY - WHOLESALE
DISINFECTANT MANUFACTURE
DYE MANUFACTURING
ELECTRIC OR ACETYLENE WELDING
ELECTRIC LAMP MANUFACTURE
ELECTRICAL SUPPLY MANUFACTURE
ELECTRICAL POWER PLANT
ELEVATOR MANUFACTURE
ENAMELING AND PAINTING
FIXTURE MANUFACTURE
FLOUR MILLING AND GRAIN STORAGE AND ELEVATORS
FURNITURE MANUFACTURE
FUR WAREHOUSE
GASOLINE, WHOLESALE STORAGE
GRAIN ELEVATOR
GRAVEL PITS, BY SPECIAL PERMIT IN ACCORDANCE WITH PROVISIONS
OF ARTICLE 165-22.

Amended
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HARDWARE MANUFACTURE
 HOSIERY MILL
 HORSESHOEING
 INSECTICIDE MANUFACTURING
 IRON WORKS, ORNAMENTAL
 KNIT GOODS MANUFACTURE
 LIVERY STABLE
 MACHINERY MANUFACTURE
 MATTRESS FACTORY
 MATTRESS RENOVATING
 METAL PRODUCTS, STAMPING AND MANUFACTURING
 MILK PROCESSING PLANT
 PATTERN SHOP
 PETROLEUM, WHOLESALE STORAGE
 POULTRY FEED MANUFACTURER
 POULTRY SLAUGHTERING
 PRINTING INK MANUFACTURE
 PUBLIC STABLE
 RAILROAD YARDS, - ROUND HOUSE OR SHOP
 RICE CLEANING AND POLISHING
 RIDING ACADEMY
 ROCK CRUSHING
 RUG MANUFACTURE
 SAND AND GRAVEL PITS
 SHOE FACTORY
 STABLE
 STONE CUTTING
 STONE QUARRY, BY SPECIAL PERMIT IN ACCORDANCE WITH PROVISIONS
 OF ARTICLE 165-22
 STORAGE BATTERY MANUFACTURING
 STORAGE OF LIVE POULTRY, OR POULTRY DRESSING
 TEXTILE MANUFACTURE
 TOOL MANUFACTURE
 VETERINARY HOSPITAL
 WELDING SHOP
 WOOD PRODUCTS MANUFACTURE
 WOODWORKING SHOPS

ANY MANUFACTURING OR INDUSTRIAL USE WHICH IS NOT OBNOXIOUS OR
 OFFENSIVE BY REASONS OF THE EMISSION OF ODOR, DUST, SMOKE, GAS OR NOISE,
 BUT SPECIFICALLY EXCLUDING USES LISTED IN ARTICLE 165-20, M-2 MANUFACTURING
 DISTRICT.

ACCESSORY BUILDINGS AND USES CUSTOMARILY INCIDENT TO THE ABOVE USES.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED SIX (6)
 STANDARD STORIES IN HEIGHT UNLESS SET BACK FROM ALL LOT LINES OR ANY
 REQUIRED YARD LINES ONE (1) FOOT FOR EACH FOOT ABOVE SUCH HEIGHT LIMIT.
 WHEN A BUILDING IS LOCATED ON A LOT ADJOINING A SINGLE-FAMILY DISTRICT,
 A TWO-FAMILY OR AN APARTMENT DISTRICT, IT SHALL NOT EXCEED THREE (3)
 STANDARD STORIES IN HEIGHT UNLESS IT IS SET BACK ONE (1) FOOT FROM ALL
 REQUIRED YARD LINES FOR EACH ONE (1) FOOT OF ADDITIONAL HEIGHT ABOVE
 SUCH HEIGHT LIMIT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. NO FRONT YARD SHALL BE REQUIRED FOR A RETAIL, COMMERCIAL, OR MANUFACTURING USE UNLESS,

(A) THE STREET IS LESS THAN FIFTY (50) FEET IN WIDTH, IN WHICH CASE A MANUFACTURING OR COMMERCIAL STRUCTURE SHALL BE PLACED NOT LESS THAN 25 FEET FROM THE CENTER LINE OF SAID STREET. A TWENTY-FIVE (25) FOOT MINIMUM FRONT YARD SHALL BE REQUIRED FOR A RESIDENTIAL, DUPLEX, OR APARTMENT USE.

(B) WHERE THE FRONTAGE ON ONE SIDE OF A STREET WITHIN A BLOCK IS PARTLY IN THE M-1 DISTRICT AND PARTIALLY IN A MORE RESTRICTED DISTRICT, THEN THE FRONT YARD SHALL CONFORM TO THE FRONT YARD REGULATIONS OF THE MORE RESTRICTED DISTRICT.

2. SIDE YARD. NO SIDE YARD SHALL BE REQUIRED FOR A RETAIL, COMMERCIAL, OR MANUFACTURING USE, EXCEPT:

(A) ON THE SIDE OF A LOT ADJOINING A R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1, OR A-2 DISTRICT AND NOT SEPARATED THEREFROM BY AN ALLEY, THERE SHALL BE A SIDE YARD.

(B) FOR A SINGLE-FAMILY, TWO-FAMILY, OR A MULTIPLE-FAMILY DWELLING USE, A SIDE YARD SHALL BE REQUIRED ON EACH SIDE OF THE LOT. THE MINIMUM WIDTH OF THE SIDE YARD SHALL BE TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET AND NEED NOT EXCEED FIFTEEN (15) FEET.

3. REAR YARD. NO REAR YARD SHALL BE REQUIRED FOR A RETAIL, COMMERCIAL, OR MANUFACTURING USE, EXCEPT WHERE A LOT ADJUTS A R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1, OR A-2 DISTRICTS IN WHICH EVENT THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT BUT IN NO CASE SHALL A REQUIRED REAR YARD BE LESS THAN TEN (10) FEET IN DEPTH. NO REAR YARD SHALL BE REQUIRED WHERE THE RETAIL, COMMERCIAL, OR MANUFACTURING USE IS SEPARATED FROM THE RESIDENTIAL DISTRICT BY AN ALLEY. FOR A SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE-FAMILY DWELLING USE, THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.

4. AREA OF THE LOT. THE MINIMUM LOT AREA REQUIREMENTS FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY DWELLINGS SHALL BE THE SAME AS THOSE IN THE A-2 DISTRICT. WHERE DWELLING FACILITIES ARE PROVIDED ABOVE STORES, THE LOT AREA REQUIREMENTS SHALL BE THE SAME AS THOSE REQUIRED FOR MULTIPLE-FAMILY DWELLINGS IN THE A-2 DISTRICT.

5. PARKING REGULATIONS.

(A) THE PARKING REGULATIONS FOR SINGLE-FAMILY, TWO-FAMILY, AND MULTIPLE-FAMILY DWELLINGS ARE THE SAME AS THOSE IN THE A-1 MULTIPLE DWELLING DISTRICT.

(B) THE PARKING REGULATIONS FOR CLINICS, HOSPITALS, HOTELS, CLUBS, LODGES, PLACES OF PUBLIC ASSEMBLY, ROOMING AND LODGING HOUSES ARE THE SAME AS THOSE IN THE A-2 MULTIPLE-DWELLING DISTRICT.

(C) THE PARKING REGULATIONS FOR RETAIL, PERSONAL SERVICES, PROFESSIONAL OFFICES AND RESTAURANTS ARE THE SAME AS THOSE IN THE LR-1 LOCAL RETAIL DISTRICT.

(D) BUSINESS OFFICES AND BANKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA.

(E) BOWLING ALLEYS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF THREE (3) SPACES FOR EACH ALLEY.

(F) MOTOR-VEHICLE SALESROOMS AND USED CAR LOTS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SALES FLOOR OR LOT AREA.

(G) DANCE HALLS, COMMERCIAL AMUSEMENT ESTABLISHMENTS, NIGHT CLUBS, AND SKATING RINKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA USED FOR DANCING, AMUSEMENT OR SKATING.

(H) MANUFACTURING, INDUSTRIAL, AND PROCESSING ESTABLISHMENTS, REPAIR SHOPS, WAREHOUSES, STORAGE BUILDINGS, LUMBER AND SUPPLY YARDS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH FIVE (5) EMPLOYEES. THE MAXIMUM NUMBER OF EMPLOYEES ON DUTY AT ANY TIME, DAY OR NIGHT, SHALL BE THE BASIS OF DETERMINING PARKING REQUIREMENTS FOR ANY ESTABLISHMENT. WHERE THE NUMBER OF EMPLOYEES IS INDETERMINATE, OFF-STREET PARKING SPACE SHALL BE PROVIDED IN A RATIO OF ONE SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF FLOOR AREA.

(I) RETAIL, OFFICE, SERVICE, INDUSTRIAL AND MANUFACTURING BUILDINGS SHALL PROVIDE AND MAINTAIN OFF-STREET FACILITIES FOR THE LOADING AND UNLOADING OF MERCHANDISE AND GOODS WITHIN THE BUILDING OR ON THE LOT AND ADJACENT TO A PUBLIC ALLEY OR PRIVATE SERVICE DRIVE TO FACILITATE THE MOVEMENT OF TRAFFIC ON THE PUBLIC STREETS. SUCH SPACE SHALL CONSIST OF A MINIMUM AREA OF 10 FEET BY 25 FEET FOR EACH 20,000 SQUARE FEET OF FLOOR SPACE OR FRACTION THEREOF IN EXCESS OF 3,000 SQUARE FEET IN THE BUILDING OR ON THE LOT USED FOR RETAIL, STORAGE OR SERVICE PURPOSES.

ARTICLE 165-20

"M-2" MANUFACTURING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. IN AN M-2 DISTRICT, NO LAND SHALL BE USED AND NO BUILDING SHALL BE ERRECTED FOR OR CONVERTED TO ANY USE OTHER THAN:

ANY USE PERMITTED IN AN M-1 DISTRICT, EXCEPT THAT NO BUILDING SHALL BE ERRECTED OR CONVERTED FOR DWELLING PURPOSES, PROVIDED, HOWEVER, THAT DWELLING QUARTERS MAY BE ESTABLISHED IN CONNECTION WITH ANY INDUSTRIAL PLANT FOR WATCHMAN AND CARETAKERS EMPLOYED ON THE PREMISES AND PROVIDED FURTHER ANY EXISTING DWELLING WITHIN ANY M-2 DISTRICT MAY BE REPAIRED OR ALTERED.

BOATTOIR
ACETYLENE GAS MANUFACTURE
ACID MANUFACTURE
AIR PRODUCTS MANUFACTURE
AMMONIA MANUFACTURE
ASBESTOS PRODUCTS MANUFACTURE
ASH DUMPS
ASPHALT MANUFACTURE, REFINING AND STORAGE
AUTOMOBILE WRECKING YARD
BAG CLEANING, WHERE NO DUST FILTERING SYSTEM IS USED
BLAST FURNACE
BLEACHERY

BLEACHING POWDER MANUFACTURE
 BOILER WORKS
 BOLT AND NUT MANUFACTURE
 BRASS FOUNDRY
 BRICK, POTTERY AND TILE MANUFACTURE OTHER THAN MAKING OF
 HANDCRAFT PRODUCTS ONLY.
 CAN MANUFACTURE
 CAR MANUFACTURE
 CAR WHEEL FOUNDRY
 CARBORUNDUM MANUFACTURE
 CARRIAGE AND WAGON MANUFACTURE
 CASEIN MANUFACTURE
 CAST IRON PIPE MANUFACTURE
 CASTING FOUNDRY
 CATTLE SHEDS AND PENS
 CAUSTIC SODA MANUFACTURE
 CEMENT MANUFACTURE
 CHALK MANUFACTURE
 CHLORINE MANUFACTURE
 CLAY PRODUCTS
 CONCRETE MIXING
 CONCRETE PRODUCTS MANUFACTURE
 CORDAGE MILL
 CORRUGATED METAL MANUFACTURE
 CREMATORY
 CREOSOTE TREATMENT AND MANUFACTURING
 CULVERT MANUFACTURE
 DEXTRINE MANUFACTURE
 DISTILLATION OF LIQUORS, SPIRITS, ETC.
 DUMPING STATION
 EGG DRYING PLANT
 EMORY CLOTH MANUFACTURE
 ENGINE MANUFACTURE
 FAT RENDERING
 FELT MANUFACTURING
 FERTILIZER MANUFACTURING
 FORGE WORKS
 FOUNDRY
 FUR CURING AND TANNING
 FURNACE MANUFACTURE
 GLASS MANUFACTURE
 GLUCOSE MANUFACTURE
 GLUE AND FERTILIZER MANUFACTURE
 GRAPHITE MANUFACTURE
 HAIR PRODUCTS FACTORY (OTHER THAN HUMAN)
 HEATING SUPPLIES AND APPLIANCES MANUFACTURE
 HIDE TREATING AND TALLOW PROCESSING
 HYDROCHLORIC ACID AND ITS DERIVATIVES MANUFACTURE
 JAPANNING AND SHELLACKING WORKS
 JUNK YARD
 JUTE MANUFACTURE
 KALSOMINE MANUFACTURE
 KEROSENE MANUFACTURE OR STORAGE

LARD RENDERING
 LEATHER, CURING OR TANNING
 LINSEED OIL MANUFACTURE
 LUBRICATING OIL MANUFACTURE
 LUMBER MILL
 MALLEABLE CASTING MANUFACTURING
 MARBLE WORKING AND FINISHING
 MEAT PACKING PLANT AND ANIMAL SLAUGHTERING
 MONUMENT WORKS
 OIL COMPOUNDING AND BARRELLING
 OIL REFINERY
 OILCLOTH MANUFACTURE
 OXYGEN GAS MANUFACTURE
 PACKING (MEATS, POULTRY) ESTABLISHMENT
 PAINT MANUFACTURE AND MIXING
 PAPER AND PAPER PULP MANUFACTURE
 PETROLEUM AND PETROLEUM PRODUCTS REFINING
 PLANING MILL
 PLASTER OF PARIS MANUFACTURE
 RAG TREATMENT OR MANUFACTURED PRODUCTS FROM RAGS
 RAW HIDES AND SKINS, TREATMENT AND STORAGE
 REDUCTION OF ORE, GARBAGE, OFFAL, ETC.
 REFINING OF CRANK CASE OIL
 REFUSE DUMP
 RUG CLEANING, IF NO DUST PROOF CLEANING ROOM OR DUST FILTERING
 SYSTEM IS USED,
 SALE OF USED AUTO PARTS
 SALVAGE STORAGE YARD
 SCRAP METAL STORAGE YARD
 SCRAP METAL REDUCTION
 SHELLAC MANUFACTURE
 SMELTING METALS AND METAL ORES
 SNUFF MANUFACTURE
 SOAP MANUFACTURE FROM VEGETABLE AND ANIMAL PRODUCTS
 STARCH MANUFACTURE
 STEEL MILL
 STOCK YARDS
 STONE CRUSHING
 STORAGE OF USED LUMBER AND USED BUILDING MATERIALS
 STOVE AND RANGE MANUFACTURE
 TANNING AND CURING OF HIDES
 TAR PRODUCTS, INCLUDING TAR PAPER AND TAR ROOFING MANUFACTURE
 TERRA COTTA MANUFACTURE
 VARNISH MANUFACTURE
 WASTE PAPER PRODUCTS MANUFACTURE
 WHITE LEAD MANUFACTURE
 WOOD DISTILLATION, INCLUDING MANUFACTURE OF TAR, CHARCOAL,
 TURPENTINE, AND SIMILAR PRODUCTS.
 WOOD PRESERVING TREATMENT
 WRECKING MATERIAL YARD

ANY MANUFACTURING OR INDUSTRIAL PROCESS NOT HERETOFORE LISTED AND
 NOT PROHIBITED BY ANY OTHER LAW,

ACCESSORY BUILDING AND USES INCIDENT TO THE ABOVE.

SECTION 2. HEIGHT REGULATIONS. NO BUILDING SHALL EXCEED SIX (6) STANDARD STORIES IN HEIGHT UNLESS SET BACK FROM ALL LOT LINES ONE FOOT FOR EACH ONE (1) FOOT ABOVE SUCH HEIGHT LIMIT. WHEN A BUILDING IS LOCATED ON A LOT ADJOINING A SINGLE-FAMILY, TWO-FAMILY OR AN APARTMENT DISTRICT, IT SHALL NOT EXCEED THREE (3) STANDARD STORIES IN HEIGHT UNLESS IT IS SET BACK ONE (1) FOOT FROM ALL REQUIRED YARD LINES FOR EACH ONE (1) FOOT OF ADDITIONAL HEIGHT ABOVE SUCH HEIGHT LIMIT.

SECTION 3. AREA REGULATIONS.

1. FRONT YARD. NO FRONT YARD SHALL BE REQUIRED FOR A COMMERCIAL OR MANUFACTURING USE UNLESS

(A) THE STREET IS LESS THAN 50 FEET IN WIDTH, IN WHICH CASE A MANUFACTURING OR COMMERCIAL STRUCTURE SHALL BE PLACED NOT LESS THAN TWENTY-FIVE (25) FEET FROM THE CENTER LINE OF SAID STREET.

(B) THE FRONTAGE OF ONE SIDE OF A STREET WITHIN A BLOCK IS PARTLY IN THE M-2 DISTRICT AND PARTIALLY IN A MORE RESTRICTED DISTRICT, THEN THE FRONT YARD SHALL CONFORM TO THE FRONT YARD REGULATIONS OF THE MORE RESTRICTED DISTRICT.

2. SIDE YARDS. NO SIDE YARD SHALL BE REQUIRED FOR A RETAIL, COMMERCIAL, OR MANUFACTURING USE, EXCEPT ON THE SIDE OF A LOT ADJOINING A R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1 OR A-2 DISTRICT WHERE THERE SHALL BE A SIDE YARD HAVING A MINIMUM WIDTH OF TEN (10) FEET OR TEN (10) PER CENT OF THE AVERAGE WIDTH OF THE LOT, WHICHEVER IS SMALLER, BUT A SIDE YARD SHALL NOT BE LESS THAN FIVE (5) FEET AND NEED NOT EXCEED FIFTEEN (15) FEET. THE SIDE YARD ADJACENT TO A SIDE STREET SHALL NOT BE LESS THAN TEN (10) FEET.

3. REAR YARD. NO REAR YARD SHALL BE REQUIRED FOR A RETAIL, COMMERCIAL, OR MANUFACTURING USE EXCEPT WHERE A LOT ABUTS A R-1, R- $\frac{1}{2}$, R-16, R-10, R-7.5, R-6, D, A-1, OR A-2 DISTRICT IN WHICH EVENT THERE SHALL BE A REAR YARD ON THE REAR OF THE LOT EQUAL TO TWENTY (20) PER CENT OF THE DEPTH OF THE LOT, BUT IN NO CASE SHALL A REQUIRED REAR YARD BE LESS THAN TEN (10) FEET IN DEPTH.

4. PARKING REGULATIONS.

(A) THE PARKING REGULATIONS FOR CLINICS, HOSPITALS, HOTELS, CLUBS, LODGES, PLACES OF PUBLIC ASSEMBLY, ROOMING AND LODGING HOUSES ARE THE SAME AS THOSE IN THE M-2 MULTIPLE-DWELLING DISTRICT.

(B) THE PARKING REGULATIONS FOR RETAIL, PERSONAL SERVICES, PROFESSIONAL OFFICES AND RESTAURANTS ARE THE SAME AS THOSE IN THE LR-1 LOCAL RETAIL DISTRICT.

(C) BUSINESS OFFICES AND BANKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA.

(D) BOWLING ALLEYS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF THREE (3) SPACES FOR EACH ALLEY.

(E) MOTOR-VEHICLE SALESROOMS AND USED CAR LOTS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF SALES FLOOR OR LOT AREA.

(F) DANCE HALLS, COMMERCIAL AMUSEMENT ESTABLISHMENTS, NIGHT CLUBS, AND SKATING RINKS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA USED FOR DANCING, AMUSEMENT OR SKATING.

(G) MANUFACTURING, INDUSTRIAL, AND PROCESSING ESTABLISHMENTS, REPAIR SHOPS, WAREHOUSES, STORAGE BUILDINGS, LUMBER AND SUPPLY YARDS SHALL PROVIDE OFF-STREET PARKING SPACE AT A RATIO OF ONE (1) SPACE FOR EACH FIVE (5) EMPLOYEES. THE MAXIMUM NUMBER OF EMPLOYEES ON DUTY AT ANY TIME, DAY OR NIGHT, SHALL BE THE BASIS OF DETERMINING PARKING REQUIREMENTS FOR ANY ESTABLISHMENT. WHERE THE NUMBER OF EMPLOYEES IS INDETERMINATE, OFF-STREET PARKING SPACE SHALL BE PROVIDED IN A RATIO OF ONE SPACE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF FLOOR AREA.

(H) RETAIL, OFFICE, SERVICE, INDUSTRIAL AND MANUFACTURING BUILDINGS SHALL PROVIDE AND MAINTAIN OFF-STREET FACILITIES FOR THE LOADING AND UNLOADING OF MERCHANDISE AND GOODS WITHIN THE BUILDING OR ON THE LOT ADJACENT TO A PUBLIC ALLEY OR PRIVATE SERVICE DRIVE TO FACILITATE THE MOVEMENT OF TRAFFIC ON THE PUBLIC STREETS. SUCH SPACE SHALL CONSIST OF A MINIMUM AREA OF 10 FEET BY 25 FEET FOR EACH 20,000 SQUARE FEET OF FLOOR SPACE OR FRACTION THEREOF IN EXCESS OF 3,000 SQUARE FEET IN THE BUILDING OR ON THE LOT USED FOR RETAIL, STORAGE OR SERVICE PURPOSES.

ARTICLE 165-21

NON-CONFORMING USES

1. ANY USE OF PROPERTY THAT DOES NOT CONFORM TO THE REGULATIONS PRESCRIBED IN THE PRECEDING ARTICLES OF THIS ORDINANCE AND WHICH SHALL HAVE BEEN IN EXISTENCE PRIOR TO SEPTEMBER 11, 1929, SHALL BE CALLED A NON-CONFORMING USE. ANY USE THAT MAY HAVE BECOME NON-CONFORMING SINCE THAT DATE THROUGH AMENDMENT TO ORDINANCE NO. 2052 AND AMENDMENTS THERETO AND ARE NOT VIOLATIONS THEREOF SHALL ALSO BE CALLED NON-CONFORMING USES.

2. ANY NON-CONFORMING USE OF LAND OR STRUCTURES MAY BE CONTINUED FOR DEFINITE PERIODS OF TIME, AND SUBJECT TO SUCH REGULATIONS AS THE BOARD OF ADJUSTMENT MAY REQUIRE FOR IMMEDIATE PRESERVATION OF THE ADJOINING PROPERTY AND THE ULTIMATE REMOVAL OF THE NON-CONFORMING USE. THE BOARD OF ADJUSTMENT MAY GRANT A CHANGE OF OCCUPANCY FROM ONE NON-CONFORMING USE TO ANOTHER, PROVIDING THE USE IS WITHIN THE SAME, OR HIGHER, CLASSIFICATION AS THE ORIGINAL NON-CONFORMING USE; PROVIDED, HOWEVER, THAT SUCH CHANGE OF USE AND OCCUPANCY WILL NOT TEND TO PROLONG AND CONTINUE THE NON-CONFORMING USE. A NON-CONFORMING USE MAY BE CHANGED TO A USE AUTHORIZED IN A LR-2 OR HIGHER CLASSIFICATION USE DISTRICT, WITHOUT OBTAINING A PERMIT FROM THE BOARD OF ADJUSTMENT, PROVIDED IT IS NOT A CHANGE FROM A HIGHER TO A LOWER CLASSIFICATION USE. A NON-CONFORMING USE ONCE CHANGED FROM A LOWER TO A HIGHER CLASSIFICATION USE SHALL NOT BE CHANGED TO A LOWER CLASSIFICATION USE, AND SUCH PRIOR LOWER CLASSIFICATION USE SHALL BE CONSIDERED ABANDONED.

3. A NON-CONFORMING USE SHALL NOT BE EXTENDED OR REBUILT IN CASE OF OBSOLESCENCE OR TOTAL DESTRUCTION BY FIRE OR OTHER CAUSE. IN CASE OF PARTIAL DESTRUCTION BY FIRE OR OTHER CAUSES, NOT EXCEEDING 50% OF ITS VALUE, THE BUILDING INSPECTOR SHALL ISSUE A PERMIT FOR RECONSTRUCTION.

IF GREATER THAN 50% AND LESS THAN TOTAL, THE BOARD OF ADJUSTMENT MAY GRANT PERMIT FOR REPAIR AFTER PUBLIC HEARING AND HAVING DUE REGARD FOR THE PROPERTY RIGHTS OF THE PERSONS AFFECTED WHEN CONSIDERED IN THE LIGHT OF THE PUBLIC WELFARE AND THE CHARACTER OF THE AREA SURROUNDING THE DESIGNATED NON-CONFORMING USE AND THE CONSERVATION AND PRESERVATION OF PROPERTY.

4. ANY DUPLEX OR APARTMENT USE EXISTING ON MAY 1, 1947, THAT WAS A NON-CONFORMING USE ON THAT DATE, SHALL THEREAFTER BE DEEMED A CONFORMING USE.

5. VIOLATION OF THIS ORDINANCE AND A REQUEST FOR A NON-CONFORMING DESIGNATION OR REQUEST FOR RELIEF UNDER THIS DESIGNATION SHALL NOT CREATE AN ESTOPAL OF THE TRIAL OF ANY LAW SUIT WHICH MAY BE FILED IN ANY COURT.

6. COUNTRY CLUBS, PRIVATE GOLF COURSES, MAINTAINING A STANDARD NINE HOLE COURSE OR MORE, FRATERNAL CLUBS, ATHLETIC CLUBS, TENNIS CLUBS OR OTHER PRIVATE DONA FIDE CLUBS, WHICH HAVE HAD A PERMIT TO SELL BEER FOR ON-THE-PREMISE CONSUMPTION ON MAY 31, 1949, MAY HAVE SUCH PERMIT RENEWED AS A NON-CONFORMING USE; PROVIDED, HOWEVER, THAT IF THE OPERATION OF SUCH CLUB OR GOLF COURSE BY REASON OF THE SALE OF BEER CREATES A NUISANCE IN THE NEIGHBORHOOD, THEN IN THAT EVENT THE BOARD OF ADJUSTMENT UPON DUE NOTICE AND A PUBLIC HEARING MAY REVOKE SUCH PERMIT AND THEREAFTER NO NEW PERMIT MAY BE GRANTED AT SUCH LOCATION.

THE SALE OF BEER, LIQUOR OR WINE FOR CONSUMPTION OFF THE PREMISES, WHICH HAD A PERMIT ON MAY 1, 1947, MAY BE CONTINUED AND A PERMIT THEREFOR MAY BE GRANTED OR RENEWED IN ANY LR-2 OR LOWER CLASSIFICATION NON-CONFORMING USE, OR THAT MAY HEREAFTER BECOME A NON-CONFORMING USE OF THE SAME CHARACTER; PROVIDED, HOWEVER, THAT IF THE SALE OF BEER OR LIQUOR CREATES A NUISANCE THROUGH THE VIOLATION OF THE CHARACTER OF LICENSE THAT IS GRANTED, THEN THE BOARD OF ADJUSTMENT UPON DUE NOTICE AND A PUBLIC HEARING MAY REVOKE SUCH PERMIT AND THEREAFTER NO RENEWAL PERMIT MAY BE GRANTED AT SUCH LOCATION.

ARTICLE 165-22

SPECIAL PERMITS

THE CITY COUNCIL OF THE CITY OF DALLAS MAY, AFTER PUBLIC HEARING AND PROPER NOTICE TO ALL PARTIES AFFECTED, AND, AFTER RECOMMENDATION FROM THE CITY PLAN COMMISSION CONTAINING SUCH REQUIREMENTS AND SAFEGUARDS AS ARE NECESSARY TO PROTECT ADJOINING PROPERTY, AUTHORIZE THE LOCATION OF ANY OF THE FOLLOWING IN THE SPECIFIED DISTRICTS:

1. ANY USE OR PUBLIC BUILDING TO BE ERECTED OR USED BY THE CITY, COUNTY, STATE OR FEDERAL GOVERNMENT IN ANY DISTRICT.
2. PRIVATE SCHOOLS, KINDERGARTENS AND NURSERIES TEACHING THE SAME SUBJECTS AS PUBLIC ELEMENTARY AND HIGH SCHOOLS IN ANY DISTRICT, PROVIDED THE BUILDING OR BUILDINGS ARE SET BACK FROM ALL REQUIRED YARD LINES IN THE DISTRICT IN WHICH THEY ARE TO BE LOCATED TWO (2) FEET FOR EACH FOOT OF BUILDING HEIGHT AND PROVIDED OFF-STREET PARKING FACILITIES ARE PROVIDED. FOR SCHOOLS AND KINDERGARTENS A MINIMUM BUILDING AREA OF THIRTY (30) SQUARE FEET PER PUPIL AND A MINIMUM SITE AREA OF TWO HUNDRED (200) SQUARE FEET PER PUPIL SHALL BE PROVIDED.

3. INSTITUTIONS OF A RELIGIOUS, EDUCATIONAL OR PHILANTHROPIC NATURE IN ANY DISTRICT.
4. PRIVATE HOUSING PROJECTS AND SHOPPING CENTERS CONSISTING OF NOT LESS THAN THREE (3) ACRES AND WHEN ACCOMPANIED BY A SITE PLAN DRAWN TO SCALE AND SHOWING THE ARRANGEMENT OF THE PROJECT IN DETAIL TOGETHER WITH ESSENTIAL REQUIREMENTS SUCH AS PARKING FACILITIES, LOCATIONS OF BUILDINGS AND THE USES TO BE PERMITTED, AND MEANS OF EGRESS AND INGRESS IN ANY DISTRICT.
5. AIRPORT OR LANDING FIELDS OR AIRPORT FACILITIES IN ANY DISTRICT.
6. DAY NURSERIES IN ANY DISTRICT.
7. DOG KENNELS AND VETERINARIAN HOSPITALS IN THE C-1, LR-2, AND LR-3 DISTRICTS OR ON A FARM OF FIVE (5) ACRES OR MORE, IN ANY DISTRICT.
8. TEMPORARY COMMERCIAL AMUSEMENT ENTERPRISES SUCH AS CIRCUSES, CARNIVALS, DRIVING RANGES, MINIATURE GOLF COURSES, PONY RIDES, MINIATURE TRAIN RIDES, AND RODEOS IN ANY DISTRICT.
9. RIDING ACADEMY OR PUBLIC STABLE ON SITES OF FIVE (5) ACRES OR MORE, IN ANY DISTRICT.
10. RADIO BROADCASTING TOWERS AND STATIONS, TELEVISION TOWERS AND TELEVISION TRANSMITTING STATIONS IN ANY DISTRICT.
11. ANY INSTALLATION OF A PUBLIC UTILITY EITHER PRIVATELY OR PUBLICLY OWNED IN ANY DISTRICT.
12. WATER RESERVOIR, WATER PUMPING STATION, WATER TOWERS OR ARTESIAN WELLS IN ANY DISTRICT.
13. HOSPITALS, DENTAL AND MEDICAL OFFICES, CLINICS, CHILDREN'S HOMES, CONVALESCENT HOMES, OLD PEOPLE'S HOMES, MATERNITY HOMES, IN THE A-1 DISTRICT OR IN ANY DISTRICT WHERE A SITE OF FIVE (5) ACRES OR MORE IS PROVIDED. HOSPITALS, DENTAL AND MEDICAL OFFICES, CLINICS, CONVALESCENT HOMES, OLD PEOPLE'S HOMES AND MATERNITY HOMES EXISTING IN AN A-2 DISTRICT ON THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE DEEMED CONFORMING.
14. HOMES FOR THE INSANE, ALCOHOLIC, FEEBLE-MINDED AND NARCOTICS IN THE A-2, LR-1, LR-2, LR-3, C-1 OR C-2 OR IN ANY DISTRICT WHERE A SITE OF TWENTY (20) ACRES OR MORE IS PROVIDED.
15. HOTELS AND MOTELS IN THE A-1 DISTRICT.
16. PRIVATE CLUBS AND COMMUNITY BUILDINGS IN AN A-1 OR A-2 DISTRICT OR ON A SITE OF THREE (3) ACRES OR MORE IN ANY DISTRICT.
17. DRIVE-IN THEATRES IN THE LR-2, LR-3, AND C-1 DISTRICTS OR ON SITES OF TEN (10) ACRES OR MORE IN ANY DISTRICT.
18. GREENHOUSES AND NURSERIES IN ANY DISTRICT.
19. DANCE HALLS, WHEN LOCATED IN C-1 DISTRICTS OR ON SITES OF TEN ACRES OR MORE IN ANY DISTRICT.
20. TOURIST CAMPS AND TRAILER PARKS IN THE LR-2 AND LR-3 DISTRICTS.
21. ROCK QUARRIES, SAND, GRAVEL AND EARTH EXCAVATIONS. AT THE TIME THE PERMIT IS GRANTED, THE CITY COUNCIL MAY IMPOSE REASONABLE CONDITIONS FOR THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY, AND MAY PROVIDE FOR THE RESTORATION OF SUCH PROPERTY TO A USABLE CONDITION AFTER EXCAVATIONS HAVE BEEN TERMINATED.
22. WHERE THE CITY PLAN COMMISSION IS CONSIDERING A CHANGE IN ZONING FROM A RESIDENTIAL OR APARTMENT ZONING TO A LOWER CLASSIFICATION AND THE AREA IN QUESTION INVOLVES THREE OR MORE ACRES UNDER ONE OR MORE OWNERS, OR IF IT CONTAINS LESSER AREA AND WOULD CONSTITUTE THE EXTENSION OF AN EXISTING DISTRICT WHEREBY THE PROVISION OF OFF-STREET PARKING FACILITIES, SCREENING WALLS, FENCES OR PLANTING AND OPEN SPACE WOULD CREATE A PROTECTIVE TRANSITION BETWEEN A LESSER AND A MORE RESTRICTED DISTRICT, OR IF IT WOULD

CONSTITUTE THE EXTENSION OF AN EXISTING SPECIAL PERMIT, THE CITY PLAN COMMISSION MAY, WITHIN ITS DISCRETION, MAKE THE FOLLOWING RECOMMENDATIONS TO THE CITY COUNCIL:

- (A) RECOMMEND AGAINST THE CHANGE IN ZONING.
- (B) RECOMMEND A CHANGE IN ZONING.
- (C) RECOMMEND THAT A SPECIAL PERMIT FOR SUCH AREA BE GRANTED, TOGETHER WITH ITS RECOMMENDATIONS AS TO REQUIREMENTS FOR THE PAVING OF STREETS, ALLEYS AND SIDEWALKS, MEANS OF INGRESS AND EGRESS TO THE PUBLIC STREET, PROVISIONS FOR DRAINAGE, PARKING SPACE AND STREET LAYOUTS, AND PROTECTIVE SCREENING AND OPEN SPACE.

23. EVERY SPECIAL PERMIT GRANTED UNDER THE PROVISIONS OF THIS ARTICLE SHALL BE CONSIDERED AS AN AMENDMENT TO THE ZONING ORDINANCE AS APPLICABLE TO SUCH PROPERTY. IN GRANTING SUCH PERMIT THE CITY COUNCIL MAY IMPOSE CONDITIONS WHICH SHALL BE COMPLIED WITH BY THE GRANTEE BEFORE CERTIFICATE OF OCCUPANCY MAY BE ISSUED BY THE BUILDING INSPECTOR FOR THE USE OF THE BUILDINGS ON SUCH PROPERTY PURSUANT TO SAID SPECIAL PERMIT; AND SUCH CONDITIONS SHALL NOT BE CONSTRUED AS CONDITIONS PRECEDENT TO THE GRANTING OF THE SPECIAL PERMIT OR THE CHANGE IN ZONING OF SUCH PROPERTY, BUT SHALL BE CONSTRUED AS CONDITIONS PRECEDENT TO THE GRANTING OF THE CERTIFICATE OF OCCUPANCY.

ARTICLE 155-23

SPECIAL PARKING AND AREA REGULATIONS AND EXCEPTIONS

1. VISION CLEARANCE. ON ANY CORNER LOT ON WHICH FRONT AND SIDE YARDS ARE REQUIRED, NO WALL, FENCE, STRUCTURE, SIGN, TREE, SHRUB, OR HEDGE MAY BE MAINTAINED AS TO CAUSE DANGER TO TRAFFIC BY OBSTRUCTING THE VIEW, AND WHEN TOPOGRAPHY PREVENTS A CLEAR VIEW, THIS BANK SHALL BE REMOVED.

2. FRONT YARD. THE FRONT YARDS HERETOFORE REQUIRED SHALL BE ADJUSTED IN THE FOLLOWING CASE:

A. WHERE THIRTY FIVE (35) PER CENT OR MORE OF THE FRONTAGE ON ONE SIDE OF A STREET BETWEEN TWO INTERSECTING STREETS IS DEVELOPED WITH BUILDINGS THAT HAVE OBSERVED, WITH A VARIATION OF FIVE FEET OR LESS, A FRONT YARD GREATER OR LESSER IN DEPTH THAN HEREIN REQUIRED, NEW BUILDINGS SHALL NOT BE ERECTED CLOSER TO THE STREET THAN THE BUILDING LINE SO ESTABLISHED BY THE EXISTING BUILDINGS, HOWEVER, THIS REGULATION SHALL NOT BE INTERPRETED AS REQUIRING A BUILDING LINE OF MORE THAN SEVENTY-FIVE (75) FEET.

B. WHERE THE FRONTAGE BETWEEN TWO INTERSECTING STREETS IS DEVELOPED WITH BUILDINGS THAT HAVE NOT OBSERVED A FRONT YARD AS DESCRIBED IN "A" ABOVE, THEN:

(1) WHERE A BUILDING IS TO BE ERECTED ON A PARCEL OF LAND AND WILL NOT BE MORE THAN TWO HUNDRED (200) FEET FROM EXISTING BUILDINGS ON EITHER SIDE, THE BUILDING LINE SHALL BE A LINE DRAWN BETWEEN THE TWO CLOSEST FRONT 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 TWO HUNDRED (200) FEET OF AN EXISTING BUILDING ON ONE SIDE ONLY SUCH BUILDING MAY BE ERECTED AS CLOSE TO THE STREET AS THE EXISTING ADJACENT BUILDING, HOWEVER, THIS REGULATION SHALL NOT BE INTERPRETED AS REQUIRING A BUILDING LINE OF MORE THAN SEVENTY-FIVE (75) FEET.

C. WHERE A BUILDING LINE HAS BEEN ESTABLISHED BY ORDINANCE AND SUCH LINE REQUIRES A GREATER SETBACK THAN IS PRESCRIBED BY THIS ORDINANCE IN THE DISTRICT IN WHICH THE BUILDING LINE IS LOCATED, NO BUILDING SHALL BE ERECTED CLOSER TO THE STREET THAN THE LINE SO ESTABLISHED.

D. WHERE A BUILDING LINE IS SHOWN ON A PLAT RECORDED FOR RECORD WITH THE COUNTY CLERK OF DALLAS COUNTY AFTER JANUARY 1, 1951, AND SUCH BUILDING LINE PROVIDES A FRONT YARD OF TWENTY-FIVE (25) FEET OR MORE IN DEPTH AND A SIDE YARD OF TEN (10) FEET OR MORE IN DEPTH AND IS PART OF A COMPREHENSIVE PLAN FOR THE ORDERLY DEVELOPMENT OF A SUBDIVISION EITHER WITH A UNIFORM OR STAGGERED BUILDING LINE, NO BUILDING SHALL BE ERECTED CLOSER TO THE STREET THAN THE BUILDING LINE OR LINES SO SHOWN. HOWEVER, ANY BUILDING LINE ESTABLISHED BY ORDINANCE SHALL TAKE PRECEDENCE OVER A BUILDING LINE SHOWN ON A RECORDED PLAT.

E. OPEN AND UNENCLOSED TERRACES OR PORCHES AND EAVE AND ROOF EXTENSIONS MAY PROJECT INTO THE REQUIRED FRONT YARD FOR A DISTANCE NOT TO EXCEED FOUR (4) FEET; PROVIDED, HOWEVER, THAT NO SUPPORTING STRUCTURE FOR SUCH EXTENSIONS MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD. THE SUPPORTING STRUCTURE OF AN OPEN CAR PORT OR OTHER STRUCTURE FOR THE STORAGE OF AUTOMOBILES SHALL NOT BE LOCATED WITHIN THE REQUIRED FRONT YARD. AN UNENCLOSED CANOPY FOR A GASOLINE FILLING STATION OR SIMILAR BUSINESS MAY EXTEND BEYOND THE BUILDING LINE BUT SHALL NEVER BE CLOSER TO THE PROPERTY LINE THAN TWELVE (12) FEET. THE BUILDING LINE OF A GASOLINE FILLING STATION SHALL MEAN THE ACTUAL WALL OF THE FILLING STATION AND SHALL NOT BE INTERPRETED AS BEING THE CURB OF A WALK OR DRIVEWAY OR AS THE FRONT OF A CANOPY OR THE COLUMNS SUPPORTING SAME.

3. SIDE AND REAR YARDS.

(A) EVERY PART OF THE REQUIRED SIDE OR REAR YARD SHALL BE OPEN AND UNOBSTRUCTED EXCEPT FOR ACCESSORY BUILDINGS AS PERMITTED HEREIN AND THE ORDINARY PROJECTION OF WINDOW SILLS, BELT COURSES AND OTHER ORNAMENTAL FEATURES PROJECTING NOT TO EXCEED TWELVE (12) INCHES. EAVES AND AWNINGS ON MAIN RESIDENTIAL STRUCTURES MAY PROJECT TO WITHIN THREE (3) FEET OF A SIDE LOT LINE.

(B) ACCESSORY BUILDINGS MAY BE BUILT IN THE REAR YARD EXCEPT THAT WHEN SUCH ACCESSORY BUILDING IS LOCATED CLOSER THAN FIFTEEN (15) FEET TO THE MAIN BUILDING IT SHALL OBSERVE THE SAME SIDE YARD AS REQUIRED FOR THE MAIN BUILDING.

(C) OPEN OR LATTICE ENCLOSED FIRE ESCAPES, FIREPROOF OUTSIDE STAIRWAYS, BALCONIES OPENING UPON FIRE TOWERS, AND ORDINARY PROJECTIONS OF CHIMNEYS AND FLUES INTO REAR YARDS MAY BE PERMITTED BY THE BUILDING INSPECTOR INTO THE REQUIRED REAR YARD FOR A DISTANCE NOT TO EXCEED THREE AND ONE-HALF (3½) FEET.

(D) TERRACES, UNCOVERED PORCHES, PLATFORMS, AND ORNAMENTAL FEATURES WHICH DO NOT EXTEND MORE THAN THREE (3) FEET ABOVE THE GROUND (FIRST) FLOOR LEVEL OF THE BUILDING MAY PROJECT INTO A REQUIRED SIDE YARD PROVIDED SUCH PROJECTIONS NOT BE ERECTED CLOSER THAN TWO (2) FEET FROM THE SIDE LOT LINE.

4. LOT AREA. ON ANY LOT SEPARATELY OWNED ON SEPTEMBER 11, 1929, A SINGLE-FAMILY HOUSE MAY BE ERECTED EVEN THOUGH OF LESS AREA THAN REQUIRED BY THESE REGULATIONS.

5. LOCATION OF DWELLINGS AND BUILDINGS:

ONLY ONE MAIN BUILDING FOR SINGLE-FAMILY, TWO-FAMILY OR MULTIPLE-FAMILY USE WITH PERMITTED ACCESSORY BUILDINGS MAY BE LOCATED UPON A LOT OR UNPLATTED TRACT. EVERY DWELLING SHALL FACE OR FRONT UPON A STREET OR OFFICIALLY APPROVED PLACE, OTHER THAN AN ALLEY, WHICH MEANS OF ACCESS SHALL HAVE A MINIMUM WIDTH OF THIRTY (30) FEET. WHERE A LOT IS USED FOR RETAIL, COMMERCIAL, INDUSTRIAL, OR A COMBINATION OF SAME, OR FOR A COMBINATION OF RETAIL AND DWELLING PURPOSES, MORE THAN ONE (1) MAIN BUILDING MAY BE LOCATED UPON THE LOT BUT ONLY WHEN SUCH BUILDINGS CONFORM TO ALL THE OPEN SPACE, PARKING AND DENSITY REQUIREMENTS APPLICABLE TO THE USES AND DISTRICTS AND WHEN ALL SUCH MAIN BUILDINGS FACE UPON A STREET OR OFFICIALLY APPROVED PLACE, OTHER THAN AN ALLEY. WHENEVER TWO OR MORE MAIN BUILDINGS, OR PORTIONS THEREOF, ARE PLACED UPON A SINGLE LOT OR TRACT AND SUCH BUILDINGS WILL NOT FACE UPON A STREET OR OFFICIALLY APPROVED PLACE, THE SAME MAY BE PERMITTED WHEN THE SITE PLAN FOR SUCH DEVELOPMENT IS APPROVED BY THE CITY PLAN COMMISSION SO AS TO COMPLY WITH THE NORMAL REQUIREMENTS FOR PLATTING. NO PARKING AREA, STORAGE AREA, OR REQUIRED OPEN SPACE FOR ONE BUILDING SHALL BE COMPUTED AS BEING THE OPEN SPACE, YARD OR AREA REQUIREMENTS FOR ANY DWELLING OR OTHER USE. WHENEVER AN AREA OR TRACT OF THREE (3) ACRES OR MORE UNDER ONE OR SEVERAL OWNERSHIPS IS PROPOSED FOR DEVELOPMENT WITH MORE THAN ONE (1) MAIN BUILDING, PERMITS MAY BE ISSUED FOR HOUSING PROJECTS, SHOPPING CENTERS, INSTITUTIONS, INDUSTRIAL DEVELOPMENT, OR A COMBINATION DEVELOPMENT OF TWO OR MORE USES WHEN THE SAME IS ISSUED AS PRESCRIBED IN ARTICLE 165-22.

6. ERECTION OF DUPLEX IN A R-7.5 OR R-6 DISTRICT:

TWO FAMILY DWELLINGS MAY BE ERECTED IN A R-7.5 OR R-6 SINGLE-FAMILY DWELLING DISTRICT WHERE FORTY (40) PER CENT OF THE STREET FRONTAGE BETWEEN INTERSECTING STREETS WAS DEVELOPED WITH TWO-FAMILY DWELLINGS PRIOR TO JANUARY 1, 1951, AND THE CORRESPONDING FRONTAGE ON THE OPPOSITE SIDE OF THE STREET MAY LIKEWISE BE USED FOR TWO-FAMILY DWELLINGS AS PROVIDED FOR IN ARTICLE 165-10; PROVIDED, HOWEVER, THAT THE AREA AND PARKING REGULATIONS IN THE "D" DUPLEX DISTRICT ARE COMPLIED WITH.

7. ERECTION OF AN APARTMENT IN A R-7.5, R-6, OR D DISTRICT:

MULTIPLE-FAMILY DWELLINGS MAY BE ERECTED IN A R-7.5, R-6 SINGLE-FAMILY DISTRICT OR IN A "D" DISTRICT, WHERE FORTY (40) PER CENT OF THE STREET FRONTAGE BETWEEN INTERSECTING STREETS WAS DEVELOPED WITH MULTIPLE-FAMILY DWELLINGS PRIOR TO JANUARY 1, 1951, AND THE CORRESPONDING FRONTAGE ON THE OPPOSITE SIDE OF THE STREET MAY LIKEWISE BE USED FOR MULTIPLE-FAMILY DWELLINGS AS PROVIDED IN ARTICLE 165-11; PROVIDED, HOWEVER, THAT THE AREA AND PARKING REGULATIONS OF THE A-1 APARTMENT DISTRICT ARE COMPLIED WITH.

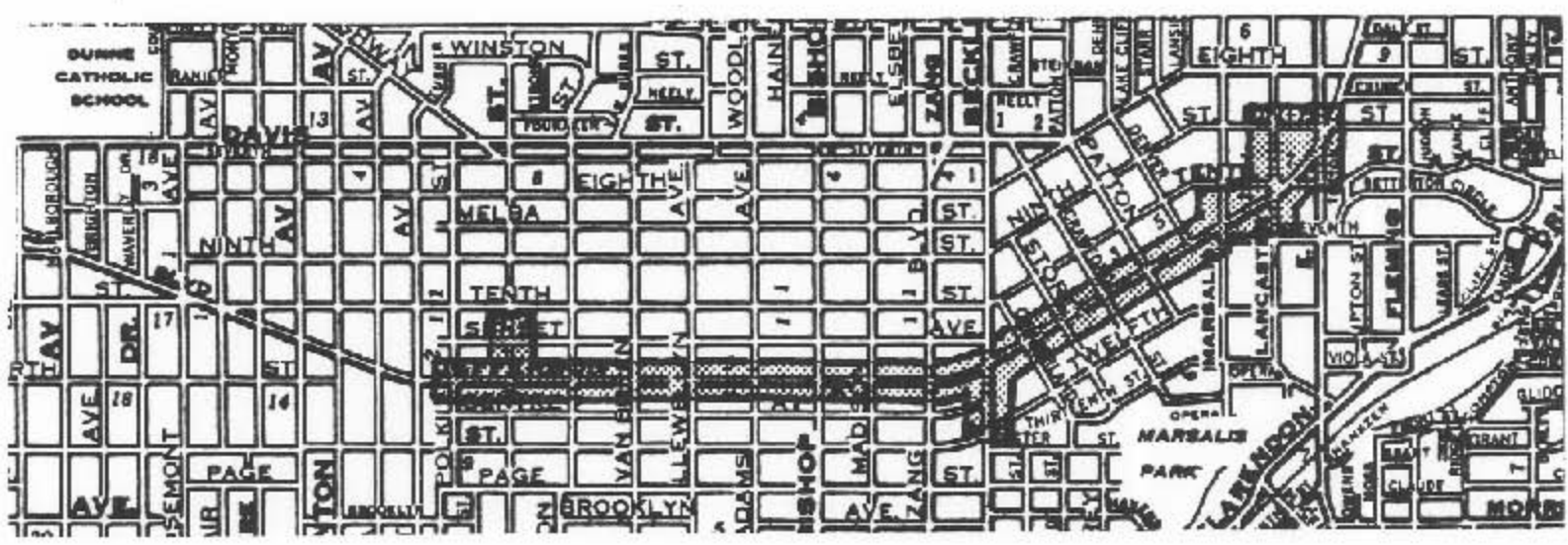
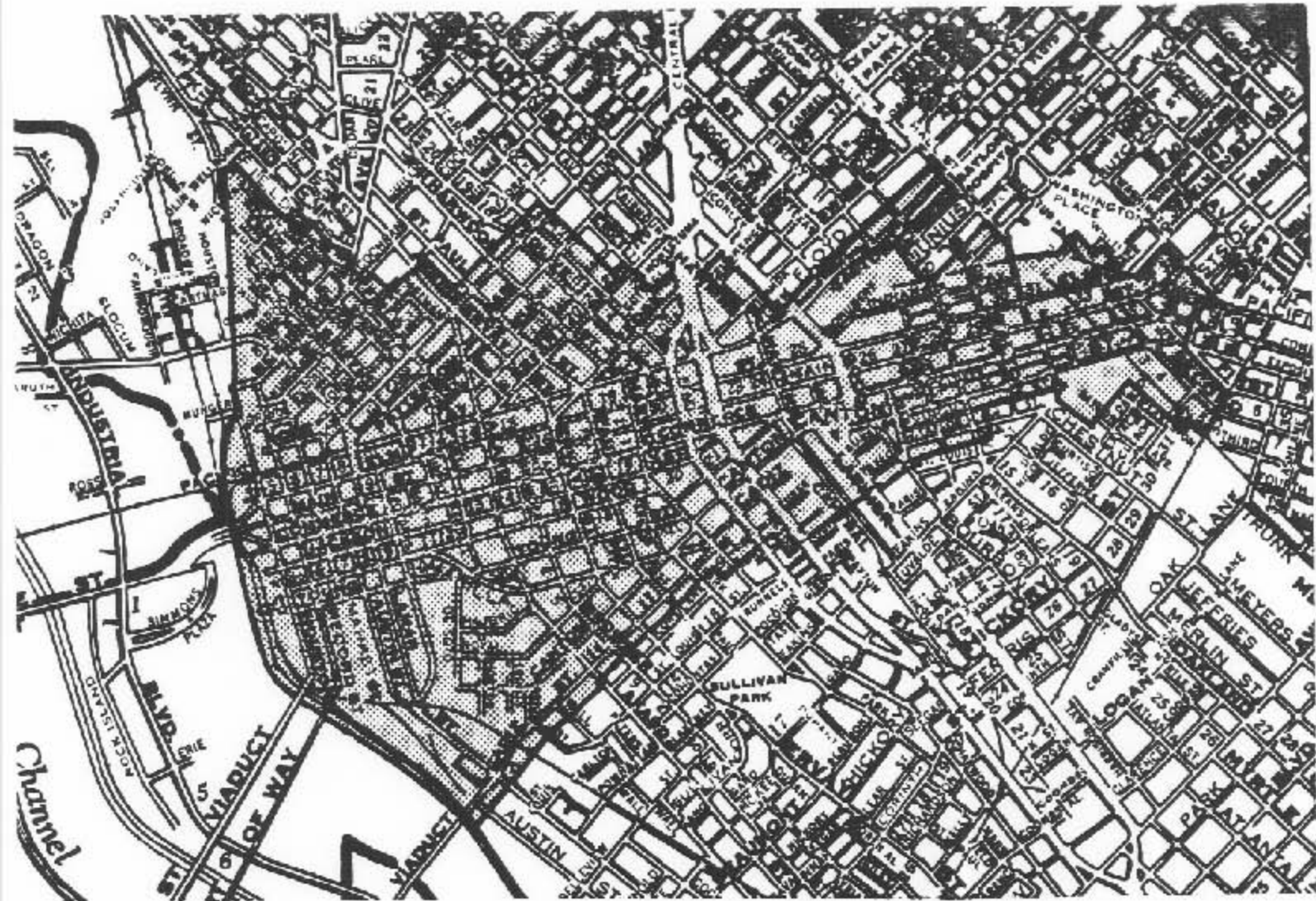
8. SPECIAL PARKING EXCEPTIONS:

(A) REQUIREMENTS FOR THE PROVISION OF OFF-STREET PARKING SPACE FOR RETAIL, SERVICE, COMMERCIAL AND INDUSTRIAL BUILDINGS AND USES SHALL NOT APPLY TO BUILDINGS ERECTED OR ALTERED WITHIN THE CENTRAL BUSINESS AREA AND IN CERTAIN OTHER BUSINESS AREAS SUBSTANTIALLY DEVELOPED AT THE EFFECTIVE DATE OF THIS ORDINANCE. THESE AREAS ARE DESIGNATED ON THE SPECIAL PARKING EXCEPTIONS MAP, WHICH MAP IS ATTACHED AND MADE A PART OF THIS ORDINANCE.

(B) IN LOCAL RETAIL-1, LOCAL RETAIL-2, LOCAL RETAIL-3, AND COMMERCIAL-1 DISTRICTS, WHERE FIFTY (50%) PER CENT OR MORE OF THE FRONTAGE IN A BLOCK BETWEEN TWO INTERSECTING STREETS HAS BEEN DEVELOPED WITH RETAIL OR COMMERCIAL BUILDINGS OR USAGE WHICH HAVE NOT PROVIDED THE RATIO OF PARKING AS REQUIRED HEREIN, ANY REMAINING LOT OR TRACT OF LAND MAY BE IMPROVED WITH A BUILDING OR CONVERTED TO A LOCAL RETAIL OR COMMERCIAL BUILDING OR USE AND SHALL PROVIDE PARKING SPACE IN THE SAME RATIO, IF ANY, AS WAS REQUIRED OF THE EXISTING IMPROVED PROPERTIES IN THE BLOCK ON EITHER SIDE OF THE STREET, AND LIKEWISE, IN THESE DISTRICTS BUILDINGS MAY BE REMODELED, ALTERED OR RECONSTRUCTED SUBJECT TO THE REGULATIONS PROVIDED HEREIN.

9. OUTER COURTS:

WHENEVER AN OUTER COURT IN A BUILDING USED OR INTENDED TO BE USED FOR DWELLING PURPOSES IS FORMED BY THREE EXTERIOR WALLS OF THE BUILDING IN WHICH ARE LOCATED ANY OPENINGS, WINDOWS OR DOORS FOR LIGHT, ACCESS, AIR OR VENTILATION, THE MEAN DEPTH OF THE COURT MEASURED FROM THE BASE WALL TO A LINE PROJECTED FROM THE OUTER EDGE OF ONE PROTRUDING WALL TO THE OUTER EDGE OF THE OTHER PROTRUDING WALL SHALL NOT BE GREATER THAN ONE AND ONE-HALF ($1\frac{1}{2}$) TIMES THE DISTANCE BETWEEN THE TWO PROTRUDING WALLS. WHENEVER THE DEPTH OF THE COURT EQUALS OR EXCEEDS FIFTY (50) PER CENT OF THE DISTANCE BETWEEN THE PROTRUDING WALLS, THE MINIMUM WIDTH OF AN OUTER COURT SHALL BE TWELVE (12) FEET FOR ONE (1) STANDARD STORY BUILDINGS, TWENTY (20) FEET FOR TWO STORY BUILDINGS, THIRTY (30) FEET FOR THREE STORY BUILDINGS, AND FOR BUILDINGS EXCEEDING THREE STANDARD STORIES IN HEIGHT, THE WIDTH OF AN OUTER COURT SHALL BE INCREASED ONE (1) FOOT FOR EACH TWO (2) FEET THE BUILDING EXCEEDS THREE STANDARD STORIES.




 INDICATES AREA EXCEPTED FROM
 PARKING REGULATIONS



SPECIAL PARKING EXCEPTIONS MAP

ARTICLE 165-24

BOARD OF ADJUSTMENT

SECTION 1. IT IS THE DECLARED PURPOSE OF THIS ORDINANCE THAT NON-CONFORMING USES BE ELIMINATED AND BE REQUIRED TO CONFORM TO THE REGULATIONS PRESCRIBED IN THE PRECEDING ARTICLES OF THIS ORDINANCE, HAVING DUE REGARD FOR THE PROPERTY RIGHTS OF THE PERSONS AFFECTED WHEN CONSIDERED IN THE LIGHT OF THE PUBLIC WELFARE AND THE CHARACTER OF THE AREA SURROUNDING THE DESIGNATED NON-CONFORMING USE AND THE CONSERVATION AND PRESERVATION OF PROPERTY. THE BOARD SHALL FROM TIME TO TIME ON ITS OWN MOTION OR UPON CAUSE PRESENTED BY INTERESTED PROPERTY OWNERS INQUIRE INTO THE EXISTENCE, CONTINUATION OR MAINTENANCE OF ANY NON-CONFORMING USE WITHIN THE CITY.

SECTION 2. ORGANIZATION. THERE SHALL BE A BOARD OF ADJUSTMENT CONSISTING OF FIVE MEMBERS, OR AS MANY AS PROVIDED BY LAW, APPOINTED BY THE CITY COUNCIL. IT SHALL HAVE ALL THE POWERS GRANTED BY AND BE ORGANIZED AND CONTROLLED BY THE PROVISIONS OF SECTION 7, CHAPTER 283 OF THE LAWS OF 1927 AND ANY AMENDMENTS THERETO.

SECTION 3. JURISDICTION. WHEN IN ITS JUDGMENT, THE PUBLIC CONVENIENCE AND WELFARE WILL BE SUBSTANTIALLY SERVED AND THE APPROPRIATE USE OF THE NEIGHBORING PROPERTY WILL NOT BE SUBSTANTIALLY OR PERMANENTLY INJURED, THE BOARD OF ADJUSTMENT MAY, IN SPECIFIC CASES, AFTER PUBLIC NOTICE AND PUBLIC HEARING, AND SUBJECT TO APPROPRIATE CONDITIONS AND SAFEGUARDS, AUTHORIZE THE FOLLOWING SPECIAL EXCEPTIONS TO THE REGULATIONS HEREIN ESTABLISHED.

1. PERMIT THE RECONSTRUCTION, EXTENSION OR ENLARGEMENT OF A BUILDING OCCUPIED BY A NON-CONFORMING USE ON THE LOT OCCUPIED BY SUCH BUILDING PROVIDED SUCH RECONSTRUCTION DOES NOT PREVENT THE RETURN OF SUCH PROPERTY TO A CONFORMING USE.

2. PERMIT SUCH MODIFICATIONS OF THE HEIGHT, YARD AREA AND PARKING REGULATIONS AS MAY BE NECESSARY TO SECURE APPROPRIATE DEVELOPMENT OF A PARCEL OF LAND OF SUCH RESTRICTED AREA AND SHAPE THAT IT CANNOT BE APPROPRIATELY DEVELOPED WITHOUT SUCH MODIFICATION.

3. PERMIT THE USE OF A LOT OR LOTS IN A SINGLE-FAMILY, TWO-FAMILY, OR MULTIPLE-FAMILY DWELLING DISTRICT-ADJACENT TO A LOCAL RETAIL OR A COMMERCIAL DISTRICT, EVEN IF SEPARATED THEREFROM BY AN ALLEY OR BY A STREET, FOR THE PARKING OF PASSENGER CARS UNDER SUCH SAFEGUARDS AND CONDITIONS OF THE MORE RESTRICTED PROPERTY, PROVIDED NO OTHER BUSINESS OR USE IS MADE OF THE LOT. PERMIT THE USE OF A LOT OWNED BY A CHURCH FOR THE PARKING OF PASSENGER CARS UNDER SUCH SAFEGUARDS AND CONDITIONS AS ARE NECESSARY TO PROTECT ADJACENT PROPERTY.

4. REQUIRE THE DISCONTINUANCE OF NON-CONFORMING USES UNDER ANY PLAN WHEREBY THE FULL VALUE OF THE STRUCTURE CAN BE AMORTIZED WITHIN A DEFINITE PERIOD OF TIME, TAKING INTO CONSIDERATION THE GENERAL CHARACTER OF THE NEIGHBORHOOD AND THE NECESSITY FOR ALL PROPERTY TO CONFORM TO THE REGULATIONS OF THIS ORDINANCE.

5. PERMIT THE EXTENSION OF A BUILDING EXISTING ON SEPTEMBER 11, 1929, BY THE CONSTRUCTION OF ADDITIONAL STORIES ABOVE THE HEIGHT LIMIT HEREIN ESTABLISHED, IF THE ORIGINAL PLANS PROVIDED FOR SUCH ADDITIONAL STORIES AND SUCH BUILDING WAS ACTUALLY DESIGNED AND CONSTRUCTED TO CARRY SUCH ADDITIONAL STORIES.

6. THE NOTICE PROVIDED IN THIS SECTION SHALL BE GIVEN BY PUBLICATION THREE TIMES IN THE OFFICIAL PUBLICATION OF THE CITY OF DALLAS, STATING THE TIME AND PLACE OF SUCH HEARING, WHICH WILL NOT BE EARLIER THAN TEN DAYS FROM THE FIRST DAY OF SUCH PUBLICATIONS, AND, IN ADDITION THERETO, THE BOARD OF ADJUSTMENT SHALL MAIL NOTICES OF SUCH HEARING TO THE PETITIONER AND TO THE OWNERS OF PROPERTY LYING WITHIN TWO HUNDRED (200) FEET OF ANY POINT OF THE LOT OR PORTION THEREOF, ON WHICH A VARIATION IS DESIRED, AND TO ALL OTHER PERSONS DEEMED BY THE BOARD TO BE AFFECTED THEREBY, SUCH OWNERS AND PERSONS SHALL BE DETERMINED ACCORDING TO THE CURRENT TAX ROLLS OF THE CITY OF DALLAS, AND SUBSTANTIAL COMPLIANCE THEREWITH SHALL BE DEEMED SUFFICIENT, PROVIDED, HOWEVER, THAT THE DEPOSITING OF SUCH WRITTEN NOTICE IN THE MAIL BY THE BOARD SHALL BE DEEMED SUFFICIENT COMPLIANCE WITH THE PURPOSE OF THIS MATTER.

7. ANY SPECIAL EXCEPTIONS AUTHORIZED BY THE BOARD OF ADJUSTMENT, EITHER UNDER THE PROVISIONS OF THIS CHAPTER, OR UNDER THE AUTHORITY GRANTED TO THE BOARD OF ADJUSTMENT UNDER THE STATUTES OF THE STATE OF TEXAS, SHALL AUTHORIZE THE ISSUANCE OF A BUILDING PERMIT OR A CERTIFICATE OF OCCUPANCY, AS THE CASE MAY BE, FOR A PERIOD OF NINETY DAYS FROM THE DATE OF THE FAVORABLE ACTION ON THE PART OF THE BOARD OF ADJUSTMENT, UNLESS SAID BOARD OF ADJUSTMENT IN ITS MINUTES SHALL, AT THE SAME TIME, GRANT A LONGER PERIOD. IF THE BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY SHALL NOT HAVE BEEN ISSUED WITHIN SAID NINETY DAY PERIOD, OR SUCH EXTENDED PERIOD AS THE BOARD MAY SPECIFICALLY GRANT, THEN THE SPECIAL EXCEPTIONS SHALL BE DEEMED WAIVED, AND ALL RIGHTS THEREUNDER TERMINATED. SUCH TERMINATION AND WAIVER SHALL BE WITHOUT PREJUDICE TO A SUBSEQUENT APPEAL TO SAID BOARD OF ADJUSTMENT IN ACCORDANCE WITH THE RULES AND REGULATIONS REGARDING APPEALS.

8. NO APPEAL TO THE BOARD OF ADJUSTMENT SHALL BE ALLOWED ON THE SAME PIECE OF PROPERTY PRIOR TO THE EXPIRATION OF SIX MONTHS FROM A RULING OF THE BOARD OF ADJUSTMENT ON ANY APPEAL TO SUCH BODY UNLESS OTHER PROPERTY IN THE SAME ZONED AREA SHALL HAVE, WITHIN SUCH SIX-MONTHS'S PERIOD, BEEN ALTERED OR CHANGED BY A RULING OF THE BOARD OF ADJUSTMENT, IN WHICH CASE SUCH CHANGE OF CIRCUMSTANCES SHALL PERMIT THE ALLOWANCE OF AN APPEAL BUT SHALL IN NO WISE HAVE ANY FORCE IN LAW TO COMPEL THE BOARD OF ADJUSTMENT AFTER A HEARING TO GRANT SUCH SUBSEQUENT APPEAL, BUT SUCH APPEAL SHALL BE CONSIDERED ON ITS MERITS AS IN ALL OTHER CASES.

ARTICLE 165-25

UNPLATTED PROPERTY

THE CITY PLAN COMMISSION OF THE CITY OF DALLAS SHALL NOT APPROVE ANY PLAT OF ANY SUBDIVISION WITHIN THE CITY LIMITS OF THE CITY OF DALLAS UNTIL THE AREA COVERED BY THE PROPOSED PLAT SHALL HAVE BEEN PERMANENTLY ZONED BY THE CITY COUNCIL OF THE CITY OF DALLAS.

THE CITY PLAN COMMISSION OF THE CITY OF DALLAS SHALL NOT APPROVE ANY PLAT OF ANY SUBDIVISION WITHIN ANY AREA WHERE A PETITION OR ORDINANCE FOR ANNEXATION OR A RECOMMENDATION FOR ANNEXATION TO THE CITY OF DALLAS IS PENDING BEFORE THE CITY COUNCIL.

IN THE EVENT THE CITY PLAN COMMISSION HOLDS A HEARING ON PROPOSED ANNEXATION, IT MAY, AT ITS DISCRETION, AT THE SAME TIME HOLD A HEARING UPON THE PERMANENT ZONING THAT IS TO BE GIVEN TO THE AREA OR TRACT TO BE ANNEXED, AND MAKE A RECOMMENDATION ON BOTH MATTERS TO THE CITY COUNCIL SO THAT THE CITY COUNCIL CAN, IF IT DESIRES, ACT ON THE MATTER OF PERMANENT ZONING AND ANNEXATION AT THE SAME TIME.

ARTICLE 165-26

BOUNDARIES OF DISTRICTS

SECTION 1. RULES WHERE UNCERTAINTY MAY ARISE: WHERE UNCERTAINTY EXISTS WITH RESPECT TO THE BOUNDARIES OF THE VARIOUS DISTRICTS AS SHOWN ON THE MAP ACCOMPANYING AND MADE A PART OF THIS ORDINANCE, THE FOLLOWING RULES APPLY:

1. THE DISTRICT BOUNDARIES ARE STREET, ALLEY AND PROPERTY LINES UNLESS OTHERWISE SHOWN, AND WHERE THE DISTRICTS DESIGNATED ON THE MAP ACCOMPANYING AND MADE A PART OF THIS ORDINANCE ARE BOUNDED APPROXIMATELY BY STREET, ALLEY, OR PROPERTY LINES, THE STREET, ALLEY OR PROPERTY LINES SHALL BE CONSTRUED TO BE THE BOUNDARY OF THE DISTRICT.

2. WHERE THE DISTRICT BOUNDARIES ARE OTHERWISE INDICATED, AND WHERE THE PROPERTY HAS BEEN OR MAY HEREAFTER BE DIVIDED INTO BLOCKS AND LOTS, THE DISTRICT BOUNDARIES SHALL BE CONSTRUED TO BE PROPERTY LINES, AND WHERE THE DISTRICTS DESIGNATED ON THE MAP ACCOMPANYING AND MADE A PART OF THE ORDINANCE ARE BOUNDED APPROXIMATELY BY LOT LINES, THE LOT LINES SHALL BE CONSTRUED TO BE THE BOUNDARY OF THE DISTRICTS UNLESS THE BOUNDARIES ARE OTHERWISE INDICATED ON THE MAP.

3. IN UNSUBDIVIDED PROPERTY, THE DISTRICT BOUNDARY LINES ON THE MAP ACCOMPANYING AND MADE A PART OF THIS ORDINANCE SHALL BE DETERMINED BY USE OF THE SCALE APPEARING ON THE MAP.

4. IN CASE OF A DISTRICT BOUNDARY LINE DIVIDING A PROPERTY INTO TWO PARTS THE DISTRICT BOUNDARY LINE SHALL BE CONSTRUED TO BE THE PROPERTY LINE NEAREST THE LESS RESTRICTED DISTRICT.

5. WHENEVER ANY STREET, ALLEY OR OTHER PUBLIC WAY IS VACATED BY OFFICIAL ACTION OF THE CITY COUNCIL, THE ZONING DISTRICT ADJOINING EACH SIDE OF SUCH STREET, ALLEY OR PUBLIC WAY SHALL BE AUTOMATICALLY EXTENDED TO THE CENTER OF SUCH VACATION AND ALL AREA INCLUDED IN THE VACATION SHALL THEN AND HENCEFORTH BE SUBJECT TO ALL REGULATIONS OF THE EXTENDED DISTRICTS.

ARTICLE 165-27

CERTIFICATE OF OCCUPANCY AND COMPLIANCE

1. NO BUILDING HEREAFTER ERECTED OR STRUCTURALLY ALTERED SHALL BE USED, OCCUPIED OR CHANGED IN USE UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE BUILDING INSPECTOR, STATING THAT THE BUILDING OR PROPOSED USE OF A BUILDING OR PREMISES COMPLIES WITH THE BUILDING CODE AND THE PROVISIONS OF THESE REGULATIONS. A CHANGE IN USE SHALL BE CONSTRUED TO MEAN ANY CHANGE IN THE OCCUPANCY OR TYPE OF BUSINESS.

ARTICLE 165-28

COMPLETION OF EXISTING BUILDINGS

NOTHING HEREIN CONTAINED SHALL REQUIRE ANY CHANGE IN THE PLANS, CONSTRUCTION OR DESIGNATED USE OF A BUILDING ACTUALLY UNDER CONSTRUCTION AT THE TIME OF THE PASSAGE OF THIS ORDINANCE AND WHICH ENTIRE BUILDING SHALL BE COMPLETED WITHIN TWO YEARS FROM THE DATE OF THE PASSAGE OF THIS ORDINANCE. NOTHING HEREIN CONTAINED SHALL REQUIRE ANY CHANGE IN PLANS, CONSTRUCTION OR DESIGNATED USE OF A BUILDING FOR WHICH A BUILDING PERMIT HAS BEEN HERETOFORE ISSUED AND WHICH ENTIRE BUILDING SHALL BE COMPLETED WITHIN TWO YEARS FROM THE DATE OF THE PASSAGE OF THIS ORDINANCE. IF ANY AMENDMENTS TO THIS ORDINANCE IS HEREAFTER ADOPTED CHANGING THE BOUNDARIES OF DISTRICTS, THE PROVISIONS OF THIS ORDINANCE WITH REGARD TO BUILDING OR PREMISES EXISTING OR BUILDING UNDER CONSTRUCTION OR BUILDING PERMITS ISSUED AT THE TIME OF THE PASSAGE OF THIS ORDINANCE SHALL APPLY TO BUILDINGS OR PREMISES EXISTING, TO BUILDINGS UNDER CONSTRUCTION OR BUILDING PERMITS ISSUED IN THE AREA AFFECTED BY SUCH AMENDMENT AT THE TIME OF THE PASSAGE OF SUCH AMENDMENT.

COMMITMENTS WITH REFERENCE TO CONSTRUCTION OF PUBLIC UTILITY BUILDINGS NECESSARY FOR PROPOSED EXPANSION OF THE CITY MADE PRIOR TO THE PASSAGE OF THIS ORDINANCE SHALL BE OBSERVED.

ARTICLE 165-29

ENFORCEMENT

THE PROVISIONS OF THIS ORDINANCE SHALL BE ADMINISTERED AND ENFORCED BY THE BUILDING INSPECTOR OF THE CITY OF DALLAS. ALL APPLICATIONS FOR BUILDING PERMITS SHALL BE ACCOMPANIED BY A PLAT IN DUPLICATE, DRAWN TO SCALE, SHOWING THE ACTUAL DIMENSIONS OF THE LOT TO BE BUILT UPON, THE SIZE OF THE BUILDING TO BE ERECTED, THE USE OF THE PROPERTY, AND SUCH OTHER INFORMATION AS MAY BE NECESSARY TO PROVIDE FOR THE ENFORCEMENT OF THESE REGULATIONS. A CAREFUL RECORD OF SUCH APPLICATIONS AND PLATS SHALL BE KEPT IN THE OFFICE OF THE BUILDING INSPECTOR.

ARTICLE 165-30

PENALTY FOR VIOLATION

ANY PERSON OR CORPORATION WHO SHALL VIOLATE ANY OF THE PROVISIONS OF THIS ORDINANCE OR FAIL TO COMPLY THEREWITH OR WITH ANY OF THE REQUIREMENTS THEREOF, OR WHO SHALL BUILD OR ALTER ANY BUILDING OR USE IN VIOLATION OF ANY DETAILED STATEMENT OR PLAN SUBMITTED AND APPROVED HEREUNDER SHALL BE GUILTY OF A MISDEMEANOR AND SHALL BE LIABLE TO A FINE OF NOT MORE THAN TWO HUNDRED AND NO/100 (\$200.00) DOLLARS AND EACH DAY SUCH VIOLATION SHALL BE PERMITTED TO EXIST SHALL CONSTITUTE A SEPARATE OFFENSE. THE OWNER OR OWNERS OF ANY BUILDING OR PREMISES OR PART THEREOF, WHERE ANYTHING IN VIOLATION OF THIS ORDINANCE SHALL BE PLACED OR SHALL EXIST, AND ANY ARCHITECT, BUILDER, CONTRACTOR, AGENT, PERSON OR CORPORATION EMPLOYED IN CONNECTION THEREWITH AND WHO MAY HAVE ASSISTED IN THE COMMISSION OF ANY SUCH VIOLATION SHALL BE GUILTY OF A SEPARATE OFFENSE AND UPON CONVICTION SHALL BE FINED AS HEREIN PROVIDED.

ARTICLE 165-31

CHANGES AND AMENDMENTS

1. THE GOVERNING BODY MAY FROM TIME TO TIME AMEND, SUPPLEMENT, OR CHANGE BY ORDINANCE THE BOUNDARIES OF THE DISTRICTS OR THE REGULATIONS HEREIN ESTABLISHED.
2. BEFORE TAKING ACTION ON ANY PROPOSED AMENDMENT, SUPPLEMENT OR CHANGE, THE GOVERNING BODY SHALL SUBMIT THE SAME TO THE CITY PLAN COMMISSION FOR ITS RECOMMENDATION AND REPORT.
3. A PUBLIC HEARING SHALL BE HELD BY THE GOVERNING BODY BEFORE ADOPTING ANY PROPOSED AMENDMENT, SUPPLEMENT OR CHANGE. NOTICE OF SUCH HEARING SHALL BE GIVEN BY PUBLICATION THREE TIMES IN THE OFFICIAL PUBLICATION OF THE CITY OF DALLAS, STATING THE TIME AND PLACE OF SUCH HEARING, WHICH TIME SHALL NOT BE EARLIER THAN FIFTEEN (15) DAYS FROM THE FIRST DATE OF PUBLICATION.
4. UNLESS SUCH PROPOSED AMENDMENT, SUPPLEMENT OR CHANGE HAS BEEN APPROVED BY THE CITY PLAN COMMISSION, OR IF A PROTEST AGAINST SUCH PROPOSED AMENDMENT, SUPPLEMENT OR CHANGE HAS BEEN FILED WITH THE CITY SECRETARY, DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF TWENTY (20) PER CENT OR MORE EITHER OF THE AREA OF THE LOTS INCLUDED IN SUCH PROPOSED CHANGE OR THOSE IMMEDIATELY ADJACENT IN THE REAR THEREOF EXTENDING 200 FEET THEREFROM OR OF THOSE DIRECTLY OPPOSITE THERETO EXTENDING 200 FEET FROM THE STREET FRONTAGE OF SUCH OPPOSITE LOTS, SUCH AMENDMENT SHALL NOT BECOME EFFECTIVE EXCEPT BY A THREE-FOURTHS VOTE OF THE GOVERNING BODY.
5. THE OFFICIAL ZONING MAP OF THE CITY OF DALLAS SHALL BE KEPT IN THE OFFICE OF THE CITY SECRETARY AND COPIES THEREOF SHALL BE MAINTAINED: (1) A COPY IN THE OFFICE OF THE CITY PLAN ENGINEER AND (2) A COPY IN THE OFFICE OF THE BUILDING INSPECTOR. IT SHALL BE THE DUTY OF THE CITY PLAN ENGINEER TO KEEP THE OFFICIAL MAP CURRENT AND THE COPIES THEREOF, HEREIN PROVIDED FOR, BY ENTERING ON SUCH MAPS ANY CHANGES WHICH THE COUNCIL MAY FROM TIME TO TIME ORDER BY AMENDMENTS TO THE ZONING ORDINANCE AND MAP.

THE CITY SECRETARY, UPON THE ADOPTION OF THIS ORDINANCE, SHALL AFFIX A CERTIFICATE IDENTIFYING THE MAP IN HIS OFFICE AS THE OFFICIAL ZONING MAP OF THE CITY OF DALLAS. HE SHALL LIKEWISE OFFICIALLY IDENTIFY THE COPIES DIRECTED TO BE KEPT IN THE OFFICE OF THE CITY PLAN ENGINEER AND THE OFFICE OF THE BUILDING INSPECTOR.

ARTICLE 165-32

DEFINITIONS

CERTAIN WORDS IN THIS ORDINANCE ARE DEFINED FOR THE PURPOSE HEREOF AS FOLLOWS:

1. WORDS IN THE PRESENT TENSE INCLUDE THE FUTURE; WORDS IN THE SINGULAR NUMBER INCLUDE THE PLURAL NUMBER; THE WORDS IN THE PLURAL NUMBER INCLUDE THE SINGULAR; THE WORD "BUILDING" INCLUDES THE WORD "STRUCTURE"; THE WORD "LOT" INCLUDES THE WORD "PLOT"; THE WORD "SHALL" IS MANDATORY AND NOT DIRECTIVE.
2. ACCESSORY BUILDING: (A) IN A RESIDENCE OR APARTMENT DISTRICT, A SUBORDINATE BUILDING, ATTACHED TO OR DETACHED FROM THE MAIN BUILDING, WITHOUT SEPARATE UTILITIES, NOT USED FOR COMMERCIAL PURPOSES AND NOT RENTED AND CONTAINING SERVANTS QUARTERS, A WASHROOM, A STORAGE ROOM FOR DOMESTIC STORAGE ONLY, AND SPACE FOR ONE OR MORE AUTOMOBILES.

(B) IN OTHER DISTRICTS, A SUBORDINATE BUILDING, THE USE OF WHICH IS INCIDENTAL TO AND USED ONLY IN CONJUNCTION WITH THE MAIN BUILDING.
3. ALLEY: A PUBLIC SPACE OR THOROUGHFARE WHICH AFFORDS ONLY SECONDARY MEANS OF ACCESS TO PROPERTY ADJUTTING THEREON.
4. APARTMENT: A ROOM OR SUITE OF ROOMS IN AN APARTMENT HOUSE ARRANGED, DESIGNED OR OCCUPIED AS THE RESIDENCE BY A SINGLE FAMILY, INDIVIDUAL, OR GROUP OF INDIVIDUALS.
5. APARTMENT HOUSE: ANY BUILDING, OR PORTION THEREOF, WHICH IS DESIGNED, BUILT, RENTED, LEASED, LET OR HIRED OUT TO BE OCCUPIED AS THREE OR MORE APARTMENTS OR WHICH IS OCCUPIED AS THE HOME OR RESIDENCE OF THREE OR MORE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER AND MAINTAINING SEPARATE COOKING FACILITIES.
6. APARTMENT HOTEL: ANY BUILDING LARGER THAN AN APARTMENT HOUSE DESIGNED OR BUILT TO BE OCCUPIED AS A SERIES OF SEPARATE APARTMENTS AND BY PERSONS LIVING INDEPENDENTLY OF EACH OTHER.
7. AREA OF THE LOT: THE AREA OF THE LOT SHALL BE THE NET AREA OF THE LOT AND SHALL NOT INCLUDE PORTIONS OF STREETS AND ALLEYS.
8. BASEMENT: THAT PORTION OF A BUILDING BETWEEN FLOOR AND CEILING, WHICH IS PARTLY BELOW AND PARTLY ABOVE GRADE, BUT SO LOCATED THAT THE VERTICAL DISTANCE FROM GRADE TO THE FLOOR BELOW IS LESS THAN THE VERTICAL DISTANCE FROM GRADE TO CEILING.

9. BLOCK: AN AREA WITHIN THE CITY ENCLOSED BY STREETS AND OCCUPIED BY OR INTENDED FOR BUILDINGS; OR, IF SAID WORD IS USED AS A TERM OF MEASUREMENT, IT SHALL MEAN THE DISTANCE ALONG A SIDE OF A STREET BETWEEN THE NEAREST TWO STREETS WHICH INTERSECT SAID STREET ON SAID SIDE.
10. BOARDING HOUSE: A BUILDING OTHER THAN A HOTEL, WHERE LODGING AND MEALS FOR FIVE OR MORE PERSONS ARE SERVED FOR COMPENSATION.
11. BREEZEWAY: A COVERED PASSAGE ONE STORY IN HEIGHT CONNECTING A MAIN STRUCTURE AND AN ACCESSORY BUILDING.
12. BUILDING: ANY STRUCTURE BUILT FOR THE SUPPORT, SHELTER AND ENCLOSURE OF PERSONS, ANIMALS, CHATTELS OR MOVABLE PROPERTY OF ANY KIND.
13. BUILDING LINE: A LINE PARALLEL OR APPROXIMATELY PARALLEL TO THE STREET LINE AND BEYOND WHICH BUILDINGS MAY NOT BE ERECTED.
14. BUILDING, END OF: THOSE SIDES OF THE BUILDING HAVING THE LEAST DIMENSIONS AND IN WHICH DOORS OR OPENINGS ARE NOT CUSTOMARILY PROVIDED FOR INGRESS AND EGRESS.
15. BUSINESS: INCLUDES LOCAL RETAIL, COMMERCIAL, FIRST AND SECOND MANUFACTURING USES AND DISTRICTS AS HEREIN DEFINED.
16. CELLAR: THAT PORTION OF A BUILDING BETWEEN FLOOR AND CEILING WHICH IS PARTLY BELOW AND PARTLY ABOVE GRADE BUT SO LOCATED THAT THE VERTICAL DISTANCE FROM GRADE TO THE FLOOR BELOW IS GREATER THAN THE VERTICAL DISTANCE FROM GRADE TO CEILING.
17. CLINIC, MEDICAL: AN INSTITUTION OR STATION FOR THE EXAMINATION AND TREATMENT OF ILL AND AFFLICTED OUT-PATIENTS.
18. CONVALESCENT HOME: ANY STRUCTURE USED FOR OR OCCUPIED BY PERSONS RECOVERING FROM ILLNESS OR SUFFERING FROM THE INFIRMITIES OF OLD AGE.
19. COURT: AN OPEN, UNOCCUPIED SPACE, BOUNDED ON MORE THAN TWO SIDES BY THE WALLS OF THE BUILDING. AN INNER COURT, IS A COURT ENTIRELY SURROUNDED BY THE EXTERIOR WALLS OF A BUILDING. AN OUTER COURT IS A COURT HAVING ONE SIDE OPEN TO A STREET, ALLEY, YARD OR OTHER PERMANENTLY OPEN SPACE.
20. CUSTOMARY HOME OCCUPATIONS: A CUSTOMARY HOME OCCUPATION IS AN OCCUPATION CUSTOMARILY CARRIED ON IN THE HOME BY A MEMBER OF THE OCCUPANT'S FAMILY WITHOUT STRUCTURAL ALTERATIONS IN THE BUILDING OR ANY OF ITS ROOMS, WITHOUT THE INSTALLATION OF MACHINERY OTHER THAN THAT CUSTOMARY TO NORMAL HOUSEHOLD OPERATION OR ADDITIONAL EQUIPMENT WITHOUT THE EMPLOYMENT OF ADDITIONAL PERSONS, WITHOUT THE USE OF A SIGN TO ADVERTISE THE OCCUPATION AND WHICH DOES NOT CAUSE THE GENERATION OF ADDITIONAL TRAFFIC IN THE STREET.
21. DAY NURSERY: A PLACE WHERE CHILDREN ARE LEFT FOR CARE BETWEEN THE HOURS OF 7 A.M. AND 12 P.M.

22. DEPTH OF REAR YARD: THE MEAN HORIZONTAL DISTANCE BETWEEN THE REAR LINE OF A BUILDING OTHER THAN ACCESSORY BUILDING AND THE REAR LOT LINE AND DEPTH OF A REQUIRED REAR YARD IS TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.
23. DEPTH OF LOT: THE MEAN HORIZONTAL DISTANCE BETWEEN THE FRONT AND REAR LOT LINES.
24. DWELLING, ONE-FAMILY: A DETACHED BUILDING HAVING ACCOMMODATIONS FOR AND OCCUPIED BY NOT MORE THAN ONE FAMILY, OR BY ONE FAMILY AND NOT MORE THAN FOUR (4) BOARDERS OR LODGERS.
25. DWELLING, TWO-FAMILY: A DETACHED BUILDING HAVING SEPARATE ACCOMMODATIONS FOR AND OCCUPIED BY NOT MORE THAN TWO FAMILIES, OR BY TWO FAMILIES AND NOT MORE THAN FOUR (4) BOARDERS OR LODGERS. (TWO BOARDERS OR LODGERS TO EACH UNIT.)
26. DWELLING UNIT: A BUILDING OR PORTION OF A BUILDING WHICH IS ARRANGED, OCCUPIED OR INTENDED TO BE OCCUPIED AS LIVING QUARTERS.
27. DISTRICT: A SECTION OF THE CITY OF DALLAS FOR WHICH THE REGULATIONS GOVERNING THE AREA, HEIGHT, OR USE OF THE BUILDINGS ARE UNIFORM.
28. EFFICIENCY APARTMENT: AN APARTMENT HAVING A COMBINATION LIVING AND BEDROOM. (NO SEPARATE BEDROOM).
29. FAMILY: A FAMILY IS ANY NUMBER OF INDIVIDUALS LIVING TOGETHER AS A SINGLE HOUSEKEEPING UNIT, IN WHICH NOT MORE THAN FOUR INDIVIDUALS ARE UNRELATED BY BLOOD.
30. FARM: AN AREA OF TWO ACRES OR MORE, WHICH IS USED FOR THE GROWING OF THE USUAL FARM PRODUCTS SUCH AS VEGETABLES, FRUITS, TREES AND GRAIN AND THEIR STORAGE ON THE AREA AS WELL AS THE RAISING THEREON OF THE USUAL FARM POULTRY AND FARM ANIMALS SUCH AS HORSES, CATTLE, SHEEP AND SWINE AND INCLUDING DAIRY FARMS WITH THE NECESSARY ACCESSORY USES FOR TREATING AND STORING THE PRODUCE; PROVIDED, HOWEVER, THAT THE OPERATION OF SUCH ACCESSORY USE SHALL BE SECONDARY TO THAT OF THE NORMAL ACTIVITIES; AND PROVIDED FURTHER THAT IT DOES NOT INCLUDE THE COMMERCIAL FEEDING OF OFFAL OR GARBAGE TO SWINE OR OTHER ANIMALS.
31. FRONT YARD: AN OPEN, UNOCCUPIED SPACE ON A LOT FACING A STREET AND EXTENDING ACROSS THE FRONT OF A LOT BETWEEN THE SIDE YARD LINES AND BEING THE MINIMUM HORIZONTAL DISTANCE BETWEEN THE STREET LINE AND THE MAIN BUILDING OR ANY PROJECTION THEREOF OTHER THAN THE PROJECTION OF THE USUAL STEPS OR EAVE OVERHANG.
32. GRADE: (A) FOR BUILDINGS HAVING WALLS ADJOINING ONE STREET ONLY, IT IS THE ELEVATION OF THE SIDEWALK AT THE CENTER OF THE WALL ADJOINING THE STREET;
- (B) FOR BUILDINGS HAVING WALLS ADJOINING MORE THAN ONE STREET, IT IS THE AVERAGE OF THE ELEVATION OF THE SIDEWALKS AT THE CENTER OF ALL WALLS ADJOINING THE STREET;

(C) FOR BUILDINGS HAVING NO WALL ADJOINING THE STREET, IT IS THE AVERAGE LEVEL OF THE FINISHED SURFACE OF THE GROUND ADJACENT TO THE EXTERIOR WALLS OF THE BUILDING;

ANY WALL APPROXIMATELY PARALLEL TO AND NOT MORE THAN FIVE (5) FEET FROM A STREET LINE IS TO BE CONSIDERED AS ADJOINING THE STREET.

WHERE NO SIDEWALK HAS BEEN CONSTRUCTED, THE DIRECTOR OF PUBLIC WORKS SHALL ESTABLISH SUCH SIDEWALK LEVEL OR ITS EQUIVALENT FOR THE PURPOSE OF THESE REGULATIONS.

33. GROSS FLOOR AREA: THE GROSS FLOOR AREA OF AN APARTMENT HOUSE SHALL BE MEASURED BY TAKING THE OUTSIDE DIMENSIONS OF THE APARTMENT BUILDING AT EACH FLOOR LEVEL EXCLUDING HOWEVER, THE FLOOR AREA OF BASEMENTS OR ATTICS NOT USED FOR RESIDENTIAL PURPOSES.
34. HEIGHT: THE HEIGHT OF A BUILDING OR PORTION OF A BUILDING SHALL BE MEASURED FROM THE AVERAGE ESTABLISHED GRADE AT THE STREET LOT LINE OR FROM THE AVERAGE NATURAL GROUND LEVEL, IF HIGHER OR, IF NO STREET GRADE HAS BEEN ESTABLISHED, TO THE HIGHEST POINT OF THE ROOF'S SURFACE IF A FLAT SURFACE; TO THE DECK LINE OF MANSARD ROOFS; AND TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE FOR HIP AND GABLE ROOFS. IN MEASURING THE HEIGHT OF A BUILDING, THE FOLLOWING STRUCTURES SHALL BE EXCLUDED: CHIMNEYS, COOLING TOWERS, ELEVATOR BULKHEADS, PENT HOUSES, TANKS, WATER TOWERS, RADIO TOWERS, ORNAMENTAL CUPOLAS, DOMES OR SPIRES, AND PARAPET WALLS NOT EXCEEDING FOUR (4) FEET IN HEIGHT.
35. HOBBY SHOP: AN ACCESSORY USE HOUSED IN A DWELLING OR IN AN ACCESSORY BUILDING IN WHICH THE RESIDENTS OF THE PREMISES ENGAGE IN RECREATIONAL ACTIVITIES, NONE OF WHICH SHALL DISTURB THE NEIGHBORS ON EITHER SIDE OR IN THE REAR THEREOF, AND FROM WHICH NO REVENUE MAY BE DERIVED, IN WHICH NO GOODS MAY BE PUBLICLY DISPLAYED, OFFERED FOR SALE, OR ADVERTISED FOR SALE, NOR MAY ANY SIGN BE USED IN CONNECTION THEREWITH.
36. HOME OCCUPATIONS: ANY OCCUPATION THAT IS CUSTOMARILY PERFORMED AT HOME THAT DOES NOT INVOLVE A STRUCTURAL CHANGE IN THE BUILDING, THAT DOES NOT REQUIRE THE EMPLOYMENT OF HELP, THE INSTALLATION OF EQUIPMENT OR THE DISPLAY OF A SIGN, AND SHALL NOT INCLUDE BEAUTY CULTURE SCHOOLS, BEAUTY PARLORS, DOCTORS' OFFICES FOR TREATMENT OF PATIENTS.
37. HOME WORK SHOP: SEE HOBBY SHOP.
38. HOSPITAL: AN INSTITUTION OR PLACE WHERE SICK OR INJURED IN-PATIENTS ARE GIVEN MEDICAL OR SURGICAL CARE EITHER AT PUBLIC (CHARITY) OR PRIVATE EXPENSE.
39. HOTEL AND MOTEL: A BUILDING OR ARRANGEMENT OF BUILDINGS DESIGNED AND OCCUPIED AS A TEMPORARY ABIDING PLACE OF INDIVIDUALS WHO ARE LODGED WITH OR WITHOUT MEALS, IN WHICH THE ROOMS ARE USUALLY OCCUPIED SINGLY FOR HIRE, IN WHICH THERE ARE NO PROVISIONS FOR COOKING IN INDIVIDUAL ROOMS OR APARTMENTS, AND IN WHICH THERE ARE MORE THAN TWELVE (12) SLEEPING ROOMS, A PUBLIC DINING ROOM ACCOMMODATING MORE THAN TWELVE (12) GUESTS AND A CENTRAL KITCHEN.

40. HOUSING PROJECT: AN AREA OF THREE (3) OR MORE ACRES ARRANGED ACCORDING TO A SITE PLAN TO BE SUBMITTED TO AND TO BE APPROVED BY THE CITY PLAN COMMISSION AND THE CITY COUNCIL ON WHICH IS INDICATED THE AMOUNT OF LAND TO BE DEVOTED TO HOUSING FACILITIES, THEIR ARRANGEMENT THEREON, TOGETHER WITH THE ARRANGEMENT OF ACCESS STREETS AND ALLEYS, AND THE ENTIRE AREA IS TO BE ZONED AS AN APARTMENT-[ZONE UPON THE RECOMMENDATION OF THE CITY PLAN COMMISSION AND THE ACTION OF THE CITY COUNCIL, AND IN WHICH IT SHALL NOT BE NECESSARY TO SUBDIVIDE THE AREA INTO LOTS AND BLOCKS. THE SITE PLAN SHALL INDICATE THAT ALL ACCESS STREETS, ALLEYS, SIDEWALKS, STORM SEWERS, AND STORM SEWER INLETS, SHALL BE PROVIDED AS REQUIRED BY THE CITY OF DALLAS AND BUILT IN ACCORDANCE WITH CITY OF DALLAS SPECIFICATIONS.
41. KINDERGARTEN: A SCHOOL FOR CHILDREN OF PRE-PUBLIC SCHOOL AGE IN WHICH CONSTRUCTIVE ENDEAVORS, OBJECT LESSONS AND HELPFUL GAMES ARE PROMINENT FEATURES OF THE CURRICULUM.
42. LODGING HOUSE: A BUILDING OTHER THAN A HOTEL, WHERE LODGING FOR FIVE OR MORE PERSONS IS PROVIDED FOR COMPENSATION.
43. LOT: LAND OCCUPIED OR TO BE OCCUPIED BY A BUILDING AND ITS ACCESSORY BUILDING, AND INCLUDING SUCH OPEN SPACES AS ARE REQUIRED UNDER THIS ORDINANCE, AND HAVING ITS PRINCIPAL FRONTAGE UPON A PUBLIC STREET OR OFFICIALLY APPROVED PLACE.
44. LOT LINES: THE LINES BOUNDING A LOT AS DEFINED HEREIN.
45. LOT OF RECORD: A LOT WHICH IS PART OF A SUBDIVISION, THE PLAT OF WHICH HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY, OR A PARCEL OF LAND, THE DEED FOR WHICH WAS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF DALLAS COUNTY PRIOR TO JANUARY 1, 1951.
46. NON-CONFORMING USE: A BUILDING, STRUCTURE OR USE OF LAND LAWFULLY OCCUPIED AT THE TIME OF THE EFFECTIVE DATE OF THIS ORDINANCE OR AMENDMENTS THERETO, AND WHICH DOES NOT CONFORM TO THE USE REGULATIONS OF THE DISTRICT IN WHICH IT IS SITUATED.
47. ONE-FAMILY DWELLING: A DETACHED BUILDING HAVING ACCOMMODATIONS FOR AND OCCUPIED BY ONE FAMILY, OR BY ONE FAMILY AND NOT MORE THAN FOUR (4) BOARDERS OR LODGERS.
48. OPEN SPACE: AREA INCLUDED IN ANY SIDE, REAR OR FRONT YARD OR ANY UNOCCUPIED SPACE ON THE LOT THAT IS OPEN AND UNOBTSTRUCTED TO THE SKY EXCEPT FOR THE ORDINARY PROJECTION OF CORNICES, EAVES OR PORCHES.
49. PARKING SPACE: AN AREA OF NOT LESS THAN 180 SQUARE FEET (MEASURING APPROXIMATELY 9 FEET BY 20 FEET) NOT ON A PUBLIC STREET OR ALLEY, SURFACED WITH AN ALL WEATHER SURFACE, ENCLOSED OR UNENCLOSED, TOGETHER WITH AN ALL WEATHER SURFACED DRIVEWAY CONNECTING THE PARKING SPACE WITH A STREET OR ALLEY PERMITTING FREE INGRESS AND EGRESS, IN ANY DWELLING, DUPLEX OR APARTMENT DISTRICT SHALL NOT INCLUDE THE PARKING OF TRUCKS OR BUSES FOR COMMERCIAL PURPOSES, HEAD-IN PARKING ADJACENT TO A PUBLIC THOROUGHFARE WHEREIN THE MANEUVERING IS DONE, A PUBLIC STREET SHALL NOT BE CLASSIFIED AS OFF-STREET PARKING IN COMPUTING THE PARKING REQUIREMENTS FOR ANY USE.

50. PLACE: AN OPEN, UNOCCUPIED SPACE RESERVED FOR PURPOSES OF ACCESS TO ADJUTING PROPERTY.
51. PRIVATE GARAGE: AN ACCESSORY BUILDING OR PORTION THEREOF IN WHICH NOT MORE THAN FIVE (5) PRIVATELY OWNED MOTOR-DRIVEN VEHICLES ARE STORED BY OCCUPANTS OF THE PREMISES, NOT MORE THAN ONE OF WHICH MAY BE A TRUCK OF NOT TO EXCEED 1 OR $1\frac{1}{2}$ TON CAPACITY.
52. PUBLIC GARAGE: A BUILDING OR PORTION OF A BUILDING USED FOR REPAIR, CARE, OR SERVICING OF MOTOR-DRIVEN VEHICLES, OR WHERE MOTOR-DRIVEN VEHICLES ARE EQUIPPED FOR OPERATION, OR KEPT FOR HIRE OR SALE; BUT NOT INCLUDING THE OPEN STORAGE OF TRUCKS, TRAILERS AND VANS.
53. PRIVATE STABLES: A STABLE WITH A CAPACITY FOR NOT MORE THAN FOUR HORSES OR MULES.
54. PUBLIC STABLES: A STABLE WITH A CAPACITY FOR MORE THAN FOUR HORSES OR MULES.
55. REAR YARD: THE REQUIRED REAR YARD IS AN OPEN SPACE UNOCCUPIED AND UNOBSERVED EXTENDING ACROSS THE REAR OF A LOT FROM ONE SIDE LOT LINE TO THE OTHER SIDE LOT LINE AND HAVING A DEPTH OF TWENTY (20) PER CENT OF THE DEPTH OF THE LOT. ACCESSORY BUILDINGS MAY OCCUPY NOT TO EXCEED THIRTY (30) PER CENT OF THE AREA OF THE REQUIRED REAR YARD, EXCEPT THAT IN THE A-1 OR A-2 DISTRICTS WHERE ACCESS TO ACCESSORY BUILDINGS IS FROM A PUBLIC ALLEY, MORE THAN THIRTY (30) PER CENT OF THE REQUIRED REAR YARD MAY BE COVERED BY SUCH BUILDINGS PROVIDED THAT THE MINIMUM DISTANCE BETWEEN THE REAR OF THE MAIN BUILDING AND THE ACCESSORY BUILDING EQUALS AT LEAST TWENTY (20) PER CENT OF THE DEPTH OF THE LOT.
56. SHOPPING CENTER: AN AREA CONSISTING OF THREE (3) ACRES OR MORE ARRANGED ACCORDING TO A SITE PLAN TO BE SUBMITTED TO AND TO BE APPROVED BY THE CITY PLAN COMMISSION AND THE CITY COUNCIL, ON WHICH IS INDICATED THE AMOUNT OF LAND TO BE DEVOTED TO THE SHOPPING VILLAGE, THE DETAILED ARRANGEMENT OF THE VARIOUS BUILDINGS, PARKING AREA, STREETS, AND TYPE OF ZONING DESIRED. IT SHALL REQUIRE THAT THE INSTALLATION OF ALL UTILITIES, DRAINAGE STRUCTURES, THE PAVING OF STREETS, PARKING AREA, ALLEY AND THE INSTALLATION OF SIDEWALKS IN ACCORDANCE WITH THE CITY OF DALLAS SPECIFICATIONS FOR EACH TYPE OF IMPROVEMENT.
57. SERVANTS QUARTERS: AN ACCESSORY BUILDING OR PORTION OF A MAIN BUILDING LOCATED ON THE SAME LOT AS THE MAIN BUILDING AND USED AS LIVING QUARTERS FOR SERVANTS EMPLOYED ON THE PREMISES AND NOT RENTED OR OTHERWISE USED AS A SEPARATE DOMICILE.
58. SIDE YARD: AN OPEN, UNOCCUPIED SPACE ON THE SAME LOT WITH A BUILDING, SITUATED BETWEEN THE BUILDING AND SIDE LINE OF THE LOT AND EXTENDING THROUGH FROM THE FRONT YARD TO THE REQUIRED REAR YARD. ANY LOT LINE NOT THE REAR LINE OR A FRONT LINE SHALL BE DEEMED A SIDE LINE.
59. STORAGE GARAGE: A BUILDING OR PORTION THEREOF USED FOR THE STORAGE OF MORE THAN FIVE (5) PASSENGER MOTOR VEHICLES AND TRUCKS OF NOT MORE THAN ONE AND ONE-HALF ($1\frac{1}{2}$) TON CAPACITY.

60. STORY, HALF: A STORY HAVING AN AVERAGE HEIGHT OF NOT MORE THAN EIGHT (8) FEET, COVERING A FLOOR AREA OF NOT MORE THAN SEVENTY-FIVE (75) PER CENT OF THE AREA OF THE FLOOR OF THE FIRST STORY BELOW.
61. STORY, STANDARD: ONE HAVING ELEVEN (11) FEET SIX (6) INCHES BETWEEN FLOORS.
62. STREET: ANY THOROUGHFARE OR PUBLIC DRIVEWAY, OTHER THAN AN ALLEY, AND MORE THAN TWENTY (20) FEET IN WIDTH, WHICH HAS BEEN DEDICATED OR DEEDED TO THE PUBLIC FOR PUBLIC USE.
63. STREET LINE: A DIVIDING LINE BETWEEN A LOT, TRACT OR PARCEL OF LAND AND A CONTIGUOUS STREET.
64. STRUCTURAL ALTERATIONS: ANY CHANGE IN THE SUPPORTING MEMBER OF A BUILDING, SUCH AS A BEARING WALL, COLUMN, BEAMS OR GIRDERS.
65. TWO-FAMILY DWELLING: A DETACHED BUILDING HAVING SEPARATE ACCOMMODATIONS FOR AND OCCUPIED BY NOT MORE THAN TWO FAMILIES, OR BY TWO FAMILIES AND NOT MORE THAN FOUR BOARDERS AND LODGERS.
66. TRAILER CAMP OR PARK: AN AREA DESIGNED, ARRANGED OR USED FOR THE PARKING OR STORING OF ONE OR MORE AUTO TRAILERS WHICH ARE OCCUPIED OR INTENDED FOR OCCUPANCY AS TEMPORARY LIVING QUARTERS BY INDIVIDUALS OR FAMILIES.
67. USED CAR LOT: A LOT OR PORTION THEREOF TO BE USED ONLY FOR THE DISPLAY AND SALE OF AUTOMOBILES THAT ARE IN CONDITION TO BE DRIVEN ON OR OFF THE LOT. A USED CAR LOT SHALL NOT BE USED FOR THE STORAGE OF WRECKED AUTOMOBILES, OR THE DISMANTLING OF AUTOMOBILES, OR THE STORAGE OF AUTOMOBILE PARTS.
68. WIDTH OF SIDE YARD: THE MEAN HORIZONTAL DISTANCE BETWEEN A SIDE WALL OF A BUILDING AND THE SIDE LINE OF THE LOT, OR TO THE CENTER LINE OF AN ALLEY ADJACENT TO SUCH SIDE LOT LINE.
69. YARD: AN OPEN, UNOCCUPIED SPACE OTHER THAN A COURT, ON THE LOT IN WHICH A BUILDING IS SITUATED AND WHICH IS UNOCCUPIED FROM THE GROUND TO THE SKY.
70. TOURIST COURT: ONE OR MORE BUILDINGS DESIGNED OR USED AS TEMPORARY LIVING QUARTERS FOR AUTOMOBILE TRANSIENTS IN WHICH INDIVIDUAL COOKING FACILITIES MAY OR MAY NOT BE PROVIDED. IF FACILITIES ARE PROVIDED FOR INDIVIDUAL COOKING SO THAT THE UNITS MAY BE OCCUPIED AS DWELLING UNITS THE SAME AREA, DENSITY AND YARD REGULATIONS AS REQUIRED IN THE A-1, APARTMENT DISTRICT, SHALL BE OBSERVED. IN ALL CASES, ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH ROOM OR SUITE OF ROOMS IN THE TOURIST COURT.

ARTICLE 165-33

PRESERVING RIGHTS IN PENDING LITIGATION AND VIOLATIONS
UNDER EXISTING ORDINANCES

BY THE PASSAGE OF THIS ORDINANCE, NO PRESENTLY ILLEGAL USE SHALL BE DEEMED TO HAVE BEEN LEGALIZED UNLESS SPECIFICALLY SUCH USE FALLS WITHIN A USE DISTRICT WHERE THE ACTUAL USE IS A CONFORMING USE. OTHERWISE, SUCH USES SHALL REMAIN NON-CONFORMING USES WHERE RECOGNIZED, OR AN ILLEGAL USE, AS THE CASE MAY BE. IT IS FURTHER THE INTENT AND DECLARED PURPOSE OF THIS ORDINANCE THAT NO OFFENSE COMMITTED, AND NO LIABILITY, PENALTY OR FORFEITURE, EITHER CIVIL OR CRIMINAL, INCURRED PRIOR TO THE TIME THE ZONING ORDINANCE WAS REPEALED AND THE PRESENT ZONING ORDINANCE ADOPTED, SHALL BE DISCHARGED OR AFFECTED BY SUCH REPEAL; BUT PROSECUTIONS AND SUITS FOR SUCH OFFENSES, LIABILITIES, PENALTIES OR FORFEITURES MAY BE INSTITUTED OR CAUSES PRESENTLY PENDING PROCEEDED WITH IN ALL RESPECTS AS IF SUCH PRIOR ORDINANCE HAD NOT BEEN REPEALED.

ARTICLE 165-34

VALIDITY

IF ANY SECTION, PARAGRAPH, SUBDIVISION, CLAUSE, PHRASE OR PROVISION OF THIS ORDINANCE SHALL BE ADJUDGED INVALID OR HELD UNCONSTITUTIONAL, THE SAME SHALL NOT AFFECT THE VALIDITY OF THIS ORDINANCE AS A WHOLE OR ANY PART OR PROVISIONS THEREOF OTHER THAN THE PART SO DECIDED TO BE INVALID OR UNCONSTITUTIONAL.

ARTICLE 165-35

WHEN EFFECTIVE

THE FACT THAT THE PRESENT ZONING REGULATIONS ARE INADEQUATE TO PROPERLY SAFEGUARD THE GENERAL PUBLIC WELFARE, HEALTH, PEACE AND SAFETY, CREATES AN URGENCY AND AN EMERGENCY, AND REQUIRES THAT THIS ORDINANCE BECOME EFFECTIVE IMMEDIATELY UPON ITS PASSAGE, AND IT IS ACCORDINGLY SO ORDAINED.

APPROVED AS TO FORM:



H. P. KUCERA,
CITY ATTORNEY

PASSED: AUGUST 28, 1951
CORRECTLY ENROLLED: AUGUST 28, 1951.

THE STATE OF TEXAS X
COUNTY OF DALLAS X
CITY OF DALLAS I

ACTING UNDER THE PROVISIONS OF ACTS OF 1935, 44TH LEGISLATURE,
PAGE 418, CHAPTER 168 AS AMENDED BY ACTS OF 1937, 45TH LEGISLATURE,
SECOND CALLED SESSION, PAGE 2,004, CHAPTER 71, SECTION 1; AND ACTS
1941, 47TH LEGISLATURE, PAGE 1,352, CHAPTER 614, SECTION 1, 1, J. B.
ADQUE, JR., MAYOR OF THE CITY OF DALLAS, DO HEREDY CERTIFY THAT THE
CITY COUNCIL OF THE CITY OF DALLAS ENACTED ORDINANCE NO. 5238, ADOPT-
ING THE ZONING ORDINANCE OF THE CITY OF DALLAS ON THE 28TH DAY OF
AUGUST, A.D. 1951, WHICH SAID ORDINANCE IS RECORDED IN BOOK NO. 37,
PAGE 479, ET SEQ. OF THE ORDINANCE RECORDS OF THE CITY OF DALLAS,
AND WAS DULY PUBLISHED IN THE OFFICIAL PUBLICATION OF THE CITY OF
DALLAS, THE DALLAS TIMES HERALD AS REQUIRED BY THE CHARTER AND STATE
LAW ON THREE CONSECUTIVE DAYS, TO-WIT: SEPTEMBER 5, 6, AND 7, 1951;
THAT THE CITY COUNCIL DID ORDER SAID ZONING ORDINANCE OF THE CITY OF
DALLAS AS CONTAINED IN SAID ORDINANCE TO BE PUBLISHED IN BOOK FORM AND
THE FOREGOING ARTICLES 165-1 THROUGH 165-35, INCLUSIVE, TOGETHER WITH
TABLE OF CONTENTS ATTACHED TO THE SAID ZONING ORDINANCE.

GIVEN UNDER THE SIGNATURE OF THE CITY OF DALLAS ACTING BY
AND THROUGH THE MAYOR HEREUNTO DULY AUTHORIZED BY SAID ACTS OF THE
LEGISLATURE AND ATTESTED UNDER THE OFFICIAL SEAL OF THE CITY OF DALLAS,
TEXAS, BY THE CITY SECRETARY THIS THE 10TH DAY OF SEPTEMBER, A.D. 1951.
ATTEST: CITY OF DALLAS

Harold G. Shank
HAROLD G. SHANK, CITY SECRETARY,
CITY OF DALLAS, TEXAS

BY: J. B. Adque, Jr.
J. B. ADQUE, JR., MAYOR OF
THE CITY OF DALLAS, TEXAS



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS

CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 6641

which was passed by the Dallas City Council on **August 8, 1955.**

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001.**



**SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS**

YH

ORDINANCE NO. 6641

AN ORDINANCE AMENDING SECTION 1 OF ARTICLE 165-19 OF ORDINANCE NO. 5238, ENACTED BY THE CITY COUNCIL ON AUGUST 28, 1951, AND AS THEREAFTER AMENDED, OTHERWISE KNOWN AS "M-1" MANUFACTURING DISTRICT REGULATIONS OF THE CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF DALLAS, BY ADDING TO SAID SECTION 1 OF ARTICLE 165-19 THE USES HEREINAFTER SET FORTH; PROVIDING THAT IN ALL OTHER RESPECTS SAID ARTICLE 165-19 OF SAID ORDINANCE NO. 5238 AS AMENDED, SHALL REMAIN IN FULL FORCE AND EFFECT AS ORIGINALLY ENACTED; AND DECLARING AN EMERGENCY.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 1 "Use Regulations" of Article 165-19 of Ordinance No. 5238, enacted by the City Council on August 28, 1951, and as thereafter amended, otherwise known as "M-1" MANUFACTURING DISTRICT REGULATIONS of the Code of Civil and Criminal Ordinances of the City of Dallas, be and the same is hereby amended by adding thereto the following uses:

"Oxygen manufacture by the air reduction process and Nitrous Oxide medical gas manufacture, when the equipment and installations of such manufacture and the storage of all materials relating thereto are approved by the Fire Department of the City of Dallas."

SECTION 2. That in all other respects ARTICLE 165-19 of said Ordinance No. 5238 as amended, shall remain in full force and effect as originally enacted.

SECTION 3. WHEREAS, it appears that the hereinabove described uses should be included in Section 1 Use Regulations, of said Article 165-19 of Ordinance No. 5238, creates an urgency and an emergency for the immediate preservation of the public peace, health, safety and general welfare and requires that this ordinance shall take effect from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:

H. P. KJGERA
H. P. KJGERA, City Attorney

AUG 8 1955
PASSED.....
CORRECTLY ENROLLED: AUG 8 1955

ATTEST:
Harold G. Shank
City Secretary

H. P. KJGERA
City Attorney



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS

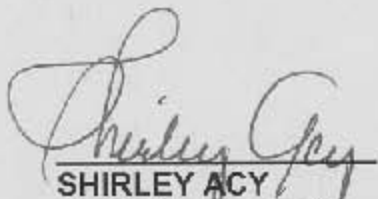
CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 7230

which was passed by the Dallas City Council on **February 4, 1957**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001**.


SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS

YH

ORDINANCE NO. 7230

AN ORDINANCE AMENDING CHAPTER 165, TITLE XLIII, OF THE 1941 CODE OF CIVIL AND CRIMINAL ORDINANCES OF THE CITY OF DALLAS AS AMENDED BY ORDINANCE NO. 5238, ENACTED BY THE CITY COUNCIL ON AUGUST 28, 1951, AND AS THEREAFTER AMENDED, BY AMENDING ARTICLE 165-17 THEREOF BY TRANSFERRING THE LOCATION OF PUBLIC DANCE HALLS FROM COMMERCIAL-1 USE DISTRICTS TO USE DISTRICTS DESIGNATED AS COMMERCIAL-2 AND PROHIBITING THE LOCATION OF ANY PUBLIC DANCE HALLS IN MANUFACTURING-1 AND MANUFACTURING-2 USE DISTRICTS AS PROVIDED BY ARTICLES 165-19 AND 165-20 OF SAID ZONING ORDINANCE, SAVE AND EXCEPT AS PROVIDED BY ARTICLE 165-22 PARAGRAPH 19 AS AMENDED HEREINAFTER; PROVIDING THAT ANY PUBLIC DANCE HALL NOW OPERATING AS OF THE EFFECTIVE DATE OF THIS ORDINANCE AND LOCATED IN A COMMERCIAL-1 USE DISTRICT SHALL BE DEEMED A NON-CONFORMING USE SUBJECT, HOWEVER, TO BEING DISCONTINUED AFTER A PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT AS PROVIDED BY APPLICABLE LAWS, RULES AND REGULATIONS GOVERNING SUCH HEARINGS UPON CONDITIONS AND TIME PRESCRIBED IN THE ORDER OF DISCONTINUANCE, IF THE EVIDENCE SHOULD DISCLOSE THAT IT IS TO THE BEST INTEREST AND GENERAL WELFARE OF THE SURROUNDING AREA THAT SUCH USE BE DISCONTINUED; PROVIDING THAT PERMISSION MAY BE GRANTED, AFTER A PUBLIC HEARING, FOR DANCING PRIVILEGES IN PRIVATE CLUBS, ORGANIZATIONS, RELIGIOUS OR FRATERNAL, WHICH MAINTAIN THEIR OWN CLUB ROOMS, OR IN COMMUNITY ROOMS IN ESTABLISHMENTS WHERE THE GENERAL PUBLIC IS NOT ADMITTED, WHERE OCCASIONAL DANCES ARE HELD WHICH ARE INCIDENTAL TO THE PRIMARY USE OF THE PROPERTY AND WHICH ARE NOT OPEN TO THE GENERAL PUBLIC; PROVIDING FURTHER WHERE SUCH DANCE

HALL PERMITS, WHICH ARE NOT OPEN TO THE GENERAL PUBLIC, AND WHICH HAVE HERETOFORE BEEN GRANTED AND ARE IN OPERATION AT THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE DEEMED LEGAL AND CONFORMING, IT BEING THE INTENT AND PURPOSE OF THIS ORDINANCE THAT THIS PROVISION OF THE ORDINANCE SHALL OPERATE PROSPECTIVELY; PROVIDING FOR A PENALTY; AND DECLARING AN EMERGENCY,

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WHEREAS, the City Plan Commission of the City of Dallas has heretofore given due notice as required by law of intention to amend the Zoning Ordinance of the City of Dallas in the respects hereinafter set forth, and after public hearings, it has made its recommendation to the City Council of the City of Dallas for its consideration, and

WHEREAS, the City Council, upon receipt of said recommendation, in compliance with the Charter and State law with reference to the Zoning Ordinance Regulations and Zoning Map, has given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all interested persons, the City Council is of the opinion that the Zoning Ordinance should be amended as hereinafter provided with respect to the matters hereinafter more particularly set out, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Chapter 165, Title XLIII of the 1941 Code of Civil and Criminal Ordinances of the City of Dallas as amended by Ordinance No. 5238, enacted by the City Council on August 28, 1951, and as thereafter amended, be, and is hereby amended, by amending Article 165-17 thereof by transferring the location of public dance halls from Commercial-1 Use Districts to Use Districts designated as Commercial-2 as covered by Article 165-18 of said Zoning Ordinance, and by amending Articles 165-19 and 165-20 thereof, by prohibiting

public dance halls in Manufacturing-1 Use Districts and Manufacturing-2 Use Districts, provided, however, that dance halls shall be permitted as provided by Article 165-22 Paragraph 19 as hereinafter amended.

SECTION 2. That any dance hall now operating as of the effective date of this ordinance and located in a Commercial-1 Use District shall be deemed a non-conforming use, provided, however, that if the evidence should disclose, after a public hearing before the Board of Adjustment as provided by applicable laws, rules and regulations governing such hearings, that it is to the best interest and general welfare of the surrounding area that such use should be discontinued, then and in that event such use shall be discontinued within a reasonable time thereafter.

SECTION 3. That Paragraph 19 of Article 165-22 be and the same is hereby amended so as to read hereafter as follows:

"19. Dance Halls, when located in C-1 districts or on sites of ten acres or more in any district, or dancing privileges in private clubs, organizations (religious or fraternal) which maintain their own club rooms; or in community rooms in establishments whether the general public is not admitted, where occasional dances are held which are incidental to the primary use of the property and which are not open to the general public."

That dance hall permits for dancing privileges as covered by this section, which have heretofore been granted and in operation as of the effective date of this ordinance, shall be deemed legal and conforming, it being the intent and purpose of this ordinance that this Section shall operate prospectively.

SECTION 4. That any person, firm or corporation, violating any of the terms and provisions of this ordinance shall be subject to the same penalties provided for in Ordinance No. 5238, particularly Article 165-30.

SECTION 5. WHEREAS, the present provisions governing the location and operation of public dance halls are not adequate, and it is to the best interest and welfare of the public that same be amended as herein provided, creates an emergency and an urgency in the immediate preservation of the public peace, comfort, health and general welfare and requires that this ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:


H. P. KUCERA, City Attorney

FEB 4 - 1957
PASSED
CORRECTLY ENROLLED
ATTEST:
Harold W. Shank
City Secretary

H. P. Kucera
City Attorney



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS

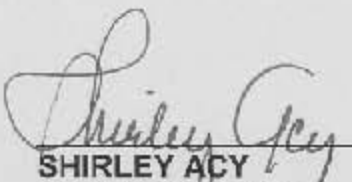
CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 7462

which was passed by the Dallas City Council on **October 28, 1957**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001**.


SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS

YH

ORDINANCE NO. 7 16 2

AN ORDINANCE AMENDING ORDINANCE NO. 7230 ENACTED BY THE CITY COUNCIL ON FEBRUARY 4, 1957, PARTICULARLY BY AMENDING SECTION 2 THEREOF SO THAT ANY DANCE HALLS OPERATING AS OF THE EFFECTIVE DATE OF THIS ORDINANCE AND LOCATED IN A MANUFACTURING-1 OR MANUFACTURING-2 DISTRICT, IN ADDITION TO A COMMERCIAL-1 DISTRICT, SHALL BE DEEMED A NON-CONFORMING USE; AND BY AMENDING SECTION 3 THEREOF SO AS TO PERMIT, AFTER PROPER NOTICE AND PUBLIC HEARING, DANCE HALLS BY SPECIAL PERMIT IN MANUFACTURING-1 AND MANUFACTURING-2 DISTRICTS; PROVIDING FOR THE REPEAL OF ALL INCONSISTENT PROVISIONS CONTAINED IN SAID ORDINANCE NO. 7230; PROVIDING THAT IN ALL OTHER RESPECTS SAID ORDINANCE NO. 7230 SHALL CONTINUE IN FULL FORCE AND EFFECT AS ORIGINALLY ENACTED; AND DECLARING AN EMERGENCY.

--- oOo ---

WHEREAS, heretofore on February 4, 1957, the City Council enacted Ordinance No. 7230 transferring the location of public dance halls from Commercial-1 Use Districts to Use Districts designated as Commercial-2, providing that any public dance hall operating as of the effective date of said ordinance and located in a Commercial-1 District shall be deemed a non-conforming use, subject to certain conditions, and limiting the issuance of special permits for dance halls to areas zoned Commercial-1 or on sites of ten acres or more being in any district and

WHEREAS, it is now deemed to be in the best interest and welfare of the general public to amend said Ordinance No. 7230 so as to include dance halls operating as of the effective date of this ordinance in Manufacturing-1 and Manufacturing-2 Districts to be

deemed a non-conforming use, and also to include the issuance of special permits for dance halls in areas zoned Manufacturing-1 and Manufacturing-2; and

WHEREAS, the City Plan Commission of the City of Dallas and the Governing Body of the City of Dallas in compliance with the Charter of the City of Dallas and the State law with reference to the Zoning Ordinance Regulations and Zoning Map, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all interested persons, the City Council is of the opinion that said Ordinance No. 7230 should be amended as hereinafter provided, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Sections 2 and 3 of Ordinance No. 7230 enacted by the City Council on February 4, 1957, be and the same are hereby amended so that same shall hereafter read as follows:

"Section 2. That any dance hall now operating as of the effective date of this ordinance and located in a Commercial-1, Manufacturing-1 or Manufacturing-2 District shall be deemed a non-conforming use, provided, however, that if the evidence should disclose, after a public hearing before the Board of Adjustment as provided by applicable laws, rules and regulations governing such hearings, that it is to the best interest and general welfare of the surround area that such use should be discontinued, then and in that event such use shall be discontinued within a reasonable time thereafter.

"Section 3. That Paragraph 19 of Article 165-22 be and the same is hereby amended so as to read hereafter as follows:

'19. Dance Halls, when located in C-1, M-1 and M-2 districts or on sites of ten acres or more in any district, or dancing privileges in private clubs, organizations (religious or fraternal) which maintain their own club rooms; or in community rooms in establishments where the general public is not admitted, where occasional dances are held which are incidental to the primary use of the property and which are not open to the general public.'

That dance hall permits for dancing privileges as covered by this section, which have heretofore been granted and in operation as of the effective date of this ordinance, shall be deemed legal and conforming, it being the intent and purpose of this ordinance that this Section shall operate prospectively."

SECTION 2. That all inconsistent provisions contained in said Ordinance No. 7230, and save and except as herein amended said Ordinance No. 7230 shall remain in full force and effect as originally enacted on February 4, 1957.

SECTION 3. WHEREAS, the present provisions governing the location and operation of public dance halls are not adequate, and it is to the best interest and welfare of the public that same be amended as herein provided, creates an emergency and an urgency in the immediate preservation of the public peace, comfort, health and general welfare and requires that this ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:


H. P. KUCERA, City Attorney

PASSED: OCT 28 1957
CORRECTLY ENROLLED OCT 28 1957
H. P. Kucera
City Attorney



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS


CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 10119

which was passed by the Dallas City Council on **December 30, 1963**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001**.


SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS

YH

An Ordinance amending the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, by amending Article 165-3, Section 1 thereof, creating a new zoning district known as C-2A, Commercial District by adding thereto a new article, known as Article 165-16A; providing for the regulations applicable to C-2A district uses; amending Article 165-23(8); providing that Ordinance No. 5238, save and except as amended herein shall remain in full force and effect; and Declaring an Emergency.

--- oOo ---

WHEREAS, the City Plan Commission of the City of Dallas and the Governing Body of the City of Dallas in compliance with the Charter and the State law with reference to the Zoning Ordinance Regulations and Zoning Map, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to persons interested, situated in the affected area and in the vicinity thereof, the Governing Body of the City of Dallas is of the opinion that the zoning classification should be made as set forth herein, Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Article 165-3, Section 1 of Ordinance No. 5238 be and it is hereby amended so that it shall hereafter read as follows:

"ARTICLE 165-3

DISTRICTS AND BOUNDARIES THEREOF

Section 1. The City of Dallas, Texas, is hereby divided into seventeen (17) types of "Districts". The use, height and area regulations are uniform in each District. These Districts shall be known as:

Handwritten notes:
 165-16A
 165-23(8)
 165-3

"R-1"	Single-Family Dwelling District
"R-1/2"	Single-Family Dwelling District
"R-16"	Single-Family Dwelling District
"R-10"	Single-Family Dwelling District
"R-7.5"	Single-Family Dwelling District
"R-6"	Single-Family Dwelling District
"D"	Two-Family Dwelling District
"A-1"	Multiple-Family Dwelling District
"A-2"	Multiple-Family Dwelling District
"LR-1"	Local Retail District
"LR-2"	Local Retail District
"LR-3"	Local Retail District
"C-1"	Commercial District
"C-2"	Commercial District
"C-2A"	Commercial District
"M-1"	Light Manufacturing District
"M-2"	Heavy Manufacturing District"

SECTION 2. That Ordinance No. 5238 be and it is hereby amended by adding thereto an Article known as Article 165-18A which shall hereafter read as follows:

"ARTICLE 165-18A

C-2A - COMMERCIAL DISTRICT REGULATIONS

Section 1. USE REGULATIONS: No land shall be used and no building shall be erected and no building shall be converted for any use other than any use permitted in a C-2 district;

Section 2. HEIGHT AND FLOOR AREA REGULATIONS:

1) Height: Except as hereinafter provided, any building or structure may be erected to any legal height. Any legal height indicates that no restriction on the maximum height of the structure is imposed by the Zoning Ordinance, except that where the Airport Zoning Ordinance or any other ordinance is effective, the height restrictions established by such ordinance shall apply, and the bulk of all buildings shall comply with the floor area ratios specified;

2) Floor Area Ratio (FAR): The floor area ratio shall be defined as the ratio of the gross floor area of the building or structure to the land area of the lot. The maximum floor area for any building or structure shall be 20:1. Areas used for parking shall not be counted in computing the Floor Area Ratio;

Section 3. AREA REGULATIONS:

1) Yards: a) No yard shall be required for a retail or commercial use or for the blank wall of a residential structure when such wall contains no openings or windows for light or air, except that minimum sidewalk space shall exist between the street curb and the first floor face of the building, either within the public right-of-way or on adjacent private property in accordance with the following schedule:

<u>FOR BUILDINGS HAVING A F.A.R. OF:</u>	<u>MINIMUM AVERAGE SIDEWALK WIDTH REQUIRED:</u>
Up to 8:1	10 feet
8:1 to 10:1	11 feet
10:1 to 12:1	12 feet
12:1 to 14:1	13 feet
14:1 to 16:1	14 feet
16:1 to 18:1	15 feet
18:1 to 20:1	16 feet

b) The required sidewalk may be provided by 1) the existing space between the street curb and the property line; 2) building setback; 3) cantilever construction with sidewalk setback at first floor level; or 4) sidewalk setback behind columns. Where columns are used, the minimum sidewalk clearance between the building face and any column shall be five (5) feet;

c) When a wall surface of a residential structure contains openings or windows for light or air or emergency access, and such wall surface faces upon a street or alley, the distance from the centerline of the street or alley to the window surface shall be equal to one foot for each two feet of wall height except that such distance from the centerline of the street need not exceed fifty (50) feet. When such wall surface faces upon a rear or side property line and does not face upon a street, the distance from such property line to such wall surface shall be equal to one foot for each two feet of wall height except that such distance from the property line need not exceed fifty (50) feet. Such a wall surface may be placed within forty (40) feet of the centerline of a street, alley, or property line, provided that the distance less than fifty (50) feet is added to the setback of the opposite or rear wall; however, no additional setback shall be required if the opposite or rear wall is blank. In event of a conflict between subsection (c) and paragraph 31 of Article 165-32, defining front yard, subsection (c) shall control.

2) AREA OF THE LOT: The minimum lot area requirements for single-family or two-family dwellings shall be the same as those in the A-2 district. No minimum lot area shall be required for non-residential uses. Multiple-family dwellings shall provide a minimum lot area for each unit at the following ratios:

<u>TYPE OF UNIT</u>	<u>SQUARE FEET OF LAND PER UNIT</u>
A) No separate bedroom	50
B) One bedroom	65
C) Two bedrooms	75
D) More than two bedrooms	75 plus 15 square feet for each additional bedroom over 2.

3) WIDTH OF THE LOT: No minimum lot width shall be required for retail or commercial uses. No multiple-family dwelling less than three stories in height shall be constructed on a lot having a width of less than 60 feet. No multiple-family dwelling more than three stories in height shall be constructed on a lot having a width of less than 100 feet;

4) LOT DEPTH: No minimum lot depth shall be required for retail or commercial uses. No multiple-family dwelling shall be placed on a lot having a depth of less than 100 feet.

5) PARKING REGULATIONS: Paved off-street parking shall be provided at the ratio of one space for each 1,000 square feet of gross floor area for non-residential uses and one space for each residential unit. The required off-street parking shall be provided on the lot or tract occupied by the main use or upon an adjacent lot or tract dedicated to parking use and consolidated under a single occupancy permit with the main use and located within 200 feet of the main use;

6) OFF-STREET LOADING REGULATIONS: All retail or commercial uses shall provide off-street facilities for receiving and loading merchandise, supplies, and materials within the building or on the lot or tract according to the following schedule. Such off-street loading spaces or truck berths shall consist of a minimum area of 10 feet x 45 feet.

SQUARE FEET OF GROSS FLOOR AREA IN STRUCTURE IN RETAIL OR COMMERCIAL USE		MINIMUM REQUIRED SPACES OR BERTHS
0 to	5,000	None
5,001 to	30,000	1
30,001 to	65,000	2
65,001 to	100,000	3
Each Additional	50,000	1 Additional

For hotels, office buildings, restaurants, and similar establishments, off-street loading facilities shall be provided in accordance with the following schedule:

SQUARE FEET OF GROSS FLOOR AREA IN STRUCTURE		MINIMUM REQUIRED SPACES OR BERTHS
0 to	25,000	None
25,001 to	75,000	1
75,001 to	200,000	2
Each Additional	200,000	1 Additional

SECTION 3. That subsection 8(A) of Article 165-23 be and it is hereby amended so that it shall hereafter read as follows:

"8. Special Parking Exceptions.

(A) Requirements for the provision of off-street parking space for retail, service, commercial and industrial buildings and uses shall not apply to buildings erected or altered within the central business area and in certain other business areas substantially developed at the effective date of this Ordinance. These areas are designated on the Special Parking Exceptions Map, which map is attached and made a part of this Ordinance. Provided, however, subsection 8(A) shall not be applicable to a C-2A Commercial District and the parking regulations set forth in such commercial district uses shall apply unless specifically waived by the City Council."

SECTION 4. That Ordinance 5238, save and except as amended herein shall remain in full force and effect.

SECTION 5. The fact that Ordinance 5238 heretofore adopted as the comprehensive zoning ordinance of the City of Dallas does not contain a separate zoning classification for high-rise apartments and such classification, will serve the public interest, comfort and general welfare, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this Ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:

IP:21

By: H. P. Kucera
H. P. KUCERA, City Attorney

DEC 30 1963
PASSED:
CORRECTLY ENROLLED:
ATTEST:
Harold G. Shank
City Secretary.
H. P. Kucera
City Attorney

**CERTIFIED COPIES OF ORDINANCES
PROVIDING FOR THE CONSTRUCTION OF
ORDINANCE NO. 5238**

**(ORDINANCE NO. 10417, ORDINANCE NO. 10510,
ORDINANCE NO. 10591, AND
ORDINANCE NO. 10920)**



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS

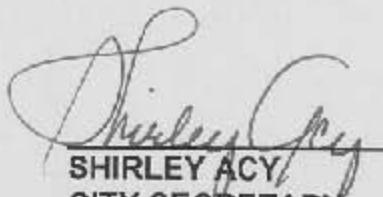
CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 10417

which was passed by the Dallas City Council on **June 8, 1964**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001**.


SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS

YH

An Ordinance providing for the construction of the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, to permit a single name plate or sign for an apartment building or housing project, affixed flat against the building, containing an area not to exceed forty (40) square feet on any tract or tracts of land in the corporate city limits of the City of Dallas, bearing an apartment-1 or apartment-2 zoning area classification, or zoned for special permit apartment-1 or apartment-2 uses, and Declaring an Emergency.

--- 000 ---

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, shall be construed to permit a single name plate or sign for an apartment building or housing project on any tract or tracts of land in the corporate city limits of the City of Dallas bearing an apartment-1 or apartment-2 zoning area classification, or zoned for special permit apartment-1 or apartment-2 uses, as though the following wording was specifically incorporated in the basic Zoning Ordinance No. 5238, as amended, or any special permit for apartment-1 or apartment-2 uses granted under said Ordinance:

"A single name plate or sign for an apartment building or housing project shall be permitted when such sign is affixed flat against the building and does not exceed an area of forty (40) square feet and when the sign is not of a flashing or intermittently lighted, revolving or similarly lighted type."

SECTION 2. The fact that a single name plate or sign for an apartment building or housing project is now permitted on some tracts zoned for apartment-1 or apartment-2 uses, while denying the right to erect such a sign on other apartment-1 or apartment-2 uses or other tracts similarly zoned, and it is the intention of the City Council of the City of Dallas to permit such signs in all such zoned areas, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this Ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:


H. P. KUCERA, City Attorney

JUN 8 1964
 PASSED: JUN 8 1964
 CORRECTLY ENROLLED
 H. P. Kucera
 City Attorney
 ATTEST:
 Harold G. Stank
 City Secretary



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS


CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 10510

which was passed by the Dallas City Council on **July 20, 1964.**

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001.**


SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS

YH

ORDINANCE NO. 10510

An Ordinance providing for the construction of the Basic Zoning Ordinance No. 5238 of the City of Dallas, as enacted by the City Council on August 28, 1951, and as amended to date, and as printed in the Dallas City Code as Part I of the Appendix, so as to permit yard signs not exceeding sixteen (16) square feet in area in all "A-1" and "A-2" Apartment Districts and in all areas zoned by special permit for "A-1" and "A-2" apartment uses; and Declaring an Emergency.

--- oOo ---

WHEREAS, due to the increase in the number of apartment uses in the "A-1" and "A-2" Apartment Districts, and in areas authorized by special permit for "A-1" and "A-2" apartment uses, it has come to the attention of the City Council of the City of Dallas that confusion exists as to the authority of apartment owners and operators to erect and maintain necessary identification and information signs under the basic Zoning Ordinance No. 5238, enacted by the City Council of the City of Dallas on August 28, 1951, and as thereafter amended to date; and

WHEREAS, it is the intention of the City Council of the City of Dallas that said Basic Zoning Ordinance No. 5238 shall be so construed as to allow decorative, residential-type signs for necessary identification and information relating to the said apartment uses; and

WHEREAS, the City Council of the City of Dallas deems it necessary to explain and clarify its intent by providing for wording to be used in construing said Basic Zoning Ordinance No. 5238, as amended to date, to the end that all such uses shall be subject to uniform enforcement procedure; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Basic Zoning Ordinance No. 5238 of the City of Dallas, enacted by the City Council of the City of Dallas on August 28, 1951, and as amended to date, and as printed in the Dallas City Code as Part I of the Appendix, shall be construed to permit signs in all "A-1" and "A-2" Apartment Districts and in all areas zoned by special permit for "A-1" and "A-2" apartment uses, to the same extent as if the following words were expressly set forth in said Ordinance or in any of said special permit uses granted under said Ordinance:

"Decorative, residential-type, signs containing identification and information relating to the use of the property upon which such signs are located may be erected in "A-1" and "A-2" Apartment Districts and in areas zoned by special permit for "A-1" and "A-2" apartment uses, as follows:

YARD SIGNS

- (1) A single, non-illuminated yard sign not exceeding sixteen (16) square feet in area shall be permitted in the front yard of an apartment building or housing project; provided, however, that where an apartment building or housing project is exposed to more than one street frontage, one such sign shall be permitted for each street exposure.

In addition, a detachable, lower pendant plate not exceeding two (2) square feet in area denoting rental or vacancy information may be suspended from any such yard sign.

- (2) Yard lighting fixtures may be directed to the face of any such sign; provided, that the light source is constant and not of the flashing, rotating or intermittent type.
- (3) Any such sign may be placed at such an angle to the street frontage so that both sides may be displayed and used for the purposes herein provided.
- (4) No such sign shall be placed at any point closer than eight (8) feet to any property line, nor shall the maximum height of said sign exceed six (6) feet above the surface of the ground.

SECTION 2. The fact that confusion exists as to the authority of apartment owners and operators to erect necessary identification and information signs and name plates in the "A-1" and "A-2" Apartment Districts and in areas authorized by special permit for "A-1" and "A-2" apartment uses, and it is the intention of the City Council of the City of Dallas to permit such signs, and the fact that such intent of the City Council requires expression in order to aid in uniform enforcement procedure, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this Ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:

H. P. KUCERA, City Attorney

By *W. G. Shank*
Assistant City Attorney

JUL 20 1964

PASSED.....
CORRECTLY ENROLLED.....

ATTEST:
Harold G. Shank
City Secretary.

H. P. Kucera
City Attorney



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS

CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 10591

which was passed by the Dallas City Council on **September 8, 1964.**

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001.**

A handwritten signature in cursive script that reads "Shirley Acy".

**SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS**

YH

An Ordinance providing for the construction of the Basic Zoning Ordinance No. 5238 of the City of Dallas, as enacted by the City Council on August 28, 1951, and as amended to date, and as printed in the Dallas City Code as Part I of the Appendix, so as to permit pole signs not exceeding 72 square feet in total exposed area, in all areas zoned by Special Permit for LR-1, LR-2, and LR-3 Local Retail uses; and Declaring an Emergency.

--- oOo ---

WHEREAS, it has come to the attention of the City Council of the City of Dallas that confusion exists as to the authority to erect pole signs in areas zoned Special Permit for LR-1, LR-2 and LR-3 Local Retail uses; and

WHEREAS, it is the intention of the City Council of the City of Dallas that areas zoned by Special Permit for LR-1, LR-2 and LR-3 Local Retail uses shall be so construed as to allow pole signs as hereinafter described; and

WHEREAS, the City Council of the City of Dallas deems it necessary to explain and clarify its intent by providing for wording to be used in construing said Special Permits, to the end that all such uses shall be subject to uniform enforcement procedure; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Basic Zoning Ordinance No. 5238 of the City of Dallas, enacted by the City Council of the City of Dallas on August 28, 1951, and as amended to date, and as printed in the Dallas City Code as Part I of the Appendix, shall be construed to permit pole signs in all areas zoned Special Permit for LR-1, LR-2 and LR-3 Local Retail uses, to the same extent as if the following words were expressly set forth in said ordinance or in any of such Special Permit uses granted under said ordinance:

"SIGNS: No signs or billboards other than those pertaining to the occupancy of the premises or commodities sold thereon shall be permitted and such allowable signs shall be of the flat wall, parapet wall, marquee, ground or pole type and shall not exceed 28 feet, 9 inches in height.

"No pole sign shall exceed 36 square feet in area for any exposed single surface or 72 square feet for double exposed surfaces. No pole sign with more than two surfaces shall exceed 72 square feet in total exposed area.

"No flat wall, parapet wall, marquee, or pole sign shall project into or overhang the right-of-way of any public thoroughfare more than 18 inches.

"Only one special project or shopping center sign shall be erected for each four acres in the site or tract on which the project is located. Special project or shopping center signs may be erected to a maximum height of 50 feet but all other billboards and ground signs shall observe maximum height of 28 feet, 9 inches. All special project, shopping center, billboard and ground signs shall be set back from all property lines a minimum distance of 25 feet; and provided further that no such sign shall be located nearer to any adjacent residential district line than a distance equal to twice the

height of the sign.


"The total exposed surface of all signs facing and/or visible from a dedicated street which may be placed on any lot, site or tract shall not exceed in square feet the product of four times the lineal feet of frontage of such lot, site or tract exposed to the street. In the event a tract is exposed to more than one street and signs are to be placed along these additional exposures, then such exposures shall be considered to be front yards and meet all the requirements of a front yard.

"No sign or billboard shall be permitted of a flashing, revolving, rotating, or intermittently lighted type."

SECTION 2. The fact that confusion exists as to the authority of the owners or lessees of property zoned Special Permit for LR-1, LR-2 and LR-3 Local Retail uses to erect signs or billboards upon such premises, and it is the intention of the City Council of the City of Dallas to permit such signs, and the fact that such intent of the City Council requires expression in order to aid in uniform enforcement procedure, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this Ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:

H. P. KUCERA, City Attorney

By 
TED P. MacMASTER
Assistant City Attorney

SEP 8 1964

PASSED: _____
CORRECTLY ENROLLED: _____ SEP 8 1964

H. P. KUCERA
City Attorney

ATTEST:
Harold G. Shenk
City Secretary.



CITY OF DALLAS

STATE OF TEXAS

COUNTY OF DALLAS

CITY OF DALLAS

I, **SHIRLEY ACY**, City Secretary, of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

ORDINANCE NO. 10920

which was passed by the Dallas City Council on **March 8, 1965**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **16th** day of **October, 2001**.

A handwritten signature in cursive script, reading "Shirley Acy".

**SHIRLEY ACY
CITY SECRETARY
CITY OF DALLAS, TEXAS**

YH

An Ordinance providing for the construction of the Basic Zoning Ordinance No. 5236 of the City of Dallas, as enacted by the City Council on August 28, 1951, as amended by Ordinance No. 10591, and as printed in the Dallas City Code as Part I of the Appendix, so as to permit signs in all areas zoned under Special Permit for Local Retail-1, Local Retail-2, Local Retail-3, Commercial-1, Manufacturing-1 and Manufacturing-2 uses; Providing regulations for each such use; and Declaring an Emergency.

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WHEREAS, it is the intention of the City Council of the City of Dallas that areas zoned under Special Permit for Local Retail-1, Local Retail-2, Local Retail-3, Commercial-1, Manufacturing-1 and Manufacturing-2 uses shall be so construed as to allow signs as hereinafter described; and

WHEREAS, the City Council of the City of Dallas deems it necessary to explain and clarify its intent by providing for wording to be used in construing said Special Permits, to the end that all such uses shall be subject to uniform enforcement procedure; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Basic Zoning Ordinance No. 5236 of the City of Dallas, enacted by the City Council of the City of Dallas on August 28, 1951, and amended to date, and as printed in the Dallas City Code as Part I of the Appendix, shall be construed to permit signs in all areas zoned under Special Permits for Local Retail-1, Local Retail-2, Local Retail-3, Commercial-1, Manufacturing-1 and Manufacturing-2 uses in accordance with the following regulations, to the same extent as if the following words were set forth in said ordinance or in any of such Special Permits in said ordinance:

"A. In Special Permits for Local Retail-1 Uses:

"Accessory signs which direct attention to a business, product, activity or service conducted, sold or offered on the premises where the sign is located shall be permitted under the following regulations.

- "1. Such signs shall be of the wall, parapet wall, pole, ground, or marquee type.
- "2. The maximum area of one sign face for a pole sign shall be fifty square feet, and if such sign has more than one face, the maximum area of all sign faces shall be 100 square feet.
- "3. The maximum height of pole and ground signs shall be 30 feet.

"4. Ground Signs shall be setback from all street right-of-way lines a minimum distance of 25 feet, and shall be spaced a minimum distance of 100 feet from all other ground signs.

"5. Permitted signs may be lighted but shall not be operated so as to create flashing; changes in light intensity, color, copy or intermittent light impulses more frequently than once in every 4 seconds. Permitted signs shall not move, rotate or give the perception of motion.

"B. In Special Permits for Local Retail-2 and Local Retail-3 Uses:

"Accessory signs which direct attention to a business, product, activity or service conducted, sold, or offered on the premises where the sign is located shall be permitted under the following regulations:

"1. Such signs shall be of the wall, parapet wall, pole, ground, or marquee type.

"2. The maximum area of one sign face for a pole sign shall be fifty square feet, and if such sign has more than one face, the maximum area of all sign faces shall be 100 square feet.

"3. The maximum height of pole and ground signs shall be 30 feet.

"4. Ground signs shall be setback from all street right-of-way lines a minimum distance of 25 feet, and shall be spaced a minimum distance of 100 feet from all other ground and special height signs

"5. In addition to the above, special height pole and ground signs may be erected to a maximum height of fifty feet. Such signs shall not be limited in area. Such signs shall be setback from all street right-of-way lines a minimum distance of 25 feet and shall be spaced a minimum distance of 100 feet from all other ground or special height signs.

"6. Permitted signs may be lighted but shall not be operated so as to create flashing; changes in light intensity, color, copy or intermittent light impulses more frequently than one in every 4 seconds. Permitted signs may move, rotate, or give the perception of motion.

"Advertising signs which direct attention to a business, product, activity or service not necessarily sold or offered on the premises where the sign is located shall be permitted under the following regulations:

"1. Such signs shall be of the ground, wall, parapet wall, pole or marquee type.

"2. Advertising signs of the pole or ground type may be erected to a maximum height of 30 feet and shall be setback from all street right-of-way lines a minimum distance of 25 feet.

"3. Advertising sign structures shall be placed a minimum of 100 feet apart when erected to face in the same direction. No such structure shall be located within 100 feet of a residential district boundary line if the face of the sign is placed at an angle of less than 90 degrees to the district boundary line.

"4. Advertising sign structures shall not contain more than 2 panels facing in the same direction nor shall the length exceed 60 feet.

"5. Permitted advertising signs may be lighted but shall not be operated so as to create flashing, changes in light intensity, color, copy or intermittent light impulses more frequently than once in 4 seconds. Permitted signs may move, rotate, or give the perception of motion.

"C. In Special Permits for Commercial-1 Uses:

"Accessory signs which direct attention to a business, product, activity or service conducted, sold or offered on the premises where the sign is located shall be permitted under the following regulations.

- "1. Such signs shall be of the wall, parapet wall, pole, ground, projecting, roof or marquee type.
- "2. The maximum height of pole and ground signs shall be 30 feet.
- "3. Ground signs shall be setback from all street right-of-way lines a minimum distance of 25 feet and shall be spaced a minimum distance of 100 feet from all other ground and special height signs.
- "4. In addition to the above, special height pole and ground signs may be erected to a maximum height of fifty feet. Such signs shall be setback from all street right-of-way lines a minimum distance of 25 feet and shall be spaced a distance of 100 feet from all other ground or special height signs.
- "5. Permitted signs may be of the lighted, flashing or moving type.

"Advertising signs which direct attention to a business, product, activity or service not necessarily sold or offered on the premises where the sign is located shall be permitted under the following regulations.

- "1. Such signs shall be of the ground, wall, parapet wall, pole, projecting, marquee or roof type.
- "2. Such signs may be erected to a maximum height of fifty feet and shall be setback from all street right-of-way lines a minimum distance of 25 feet.
- "3. Such sign structures shall be placed a minimum of 100 feet apart when erected so as to face in the same direction. No structure shall be located within 100 feet of a residential district boundary line if the face of the sign is placed at an angle of less than 90 degrees to the district boundary line.
- "4. Advertising sign structures shall not contain more than 2 panels facing in the same direction nor shall the length exceed 60 feet.
- "5. Permitted signs may be of the lighted, flashing or moving type.

"D. In Special Permits for Manufacturing-1 and Manufacturing-2 Uses:

"Accessory signs which direct attention to a business, product, activity or service conducted, sold or offered on the premises where the sign is located shall be permitted under the following regulations.

- "1. Such signs shall be of the wall, parapet wall, pole, ground, projecting, roof or marquee type.
- "2. The maximum height of pole and ground signs shall be fifty feet, and ground signs shall be spaced a minimum distance of 100 feet from all other ground signs.
- "3. Permitted signs may be of the lighted, flashing or moving type.

"Advertising signs which direct attention to a business, product, activity or service not necessarily sold or offered on the premises where the sign is located shall be permitted under the following regulations.

- "1. Such signs shall be of the ground, wall, parapet wall, projecting, marquee or roof type.
- "2. Advertising signs may be erected to a maximum height of fifty feet, and shall be placed a minimum of 100 feet apart when erected so as to face in the same direction. No such structure shall be located within 100 feet of a residential district boundary line if the face of the sign is placed at an angle of less than 90 degrees to the district boundary line.
- "3. Permitted signs may be of the lighted, flashing or moving type."

SECTION 2. The fact that confusion exists as to the authority of the owners or lessees of property zoned Special Permit for Local Retail-1, Local Retail-2, Local Retail-3, Commercial-1, Manufacturing-1 and Manufacturing-2 uses to erect signs or billboards upon such premises, and it is the intention of the City Council of the City of Dallas to permit such signs, and the fact that such intent of the City Council requires expression in order to aid in uniform enforcement procedure, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:
H. P. KUCERA, City Attorney



City Attorney

MAR 3 1965
PASSED:
CURRENTLY ENROLLED
ATTEST:
Harold G. Shank
City Secretary.
H. P. Kucera
City Attorney