

11-206 Residential Districts

Within any residence district, no building, structure, or premises shall be used, arranged or designed to be used except for one or more of the following uses:

- (1) A detached dwelling for only one family or for one housekeeping unit, not to be construed to include house trailers or mobile homes on wheels or otherwise.
- (2) A detached dwelling for two families or two housekeeping units, not to be construed to include house trailers or mobile homes on wheels or otherwise.
- (3) The taking of boarders or the leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed two in any one-family dwelling nor four in any two-family dwelling.
- (4) Churches and other places of worship.
- (5) Nurseries and noncommercial greenhouses.
- (6) Farms, including all types of agriculture and horticulture, but not including commercial dairies, commercial animal kennels, or commercial poultry activities. The feeding and grazing of cattle and horses shall be permitted where not less than two acres are provided for each such animal. The keeping of a pony shall be permitted where not less than one acre is provided for each such pony. The keeping of hogs for any purpose shall be prohibited in all residence districts.
- (7) Multi-family uses. Within the residence districts, multi-family uses in excess of two families but not exceeding six families shall be permitted in accordance with the procedures for special exceptions that may be granted by the board of zoning appeals, as provided hereafter in section 11-212, subsections (h)(5).
- (8) Public schools, elementary and high schools, parochial schools, or private schools, having a curriculum substantially similar to that ordinarily given in public elementary or public high schools.
- (9) Municipal recreation buildings, playgrounds and parks.
- (10) Railway rights-of-way, except railway yards.
- (11) Accessory uses customarily incident to any of the above permitted uses, but not including the conduct of business or industry, or any drive-way giving access thereto.
 - (a) A private garage on the same lot with or within the building to which it is accessory and in which garage no business or industry is conducted.

(b) Customary home occupations carried on in the residence of the occupant and not in an accessory building, provided that not more than one-half of the floor area of one story is devoted to such uses, and provided further, that said customary home occupations shall not be construed to mean beauty parlors in any residence districts.

(c) Signs pertaining to the lease, sale, or use of a lot or building may be placed thereon, provided the total area of all such signs does not exceed eight square feet. One sign or bulletin board not exceeding thirty square feet in area may be erected upon the premises of a church or other permitted institution for the purpose of displaying the name and activities or services therein provided.

(12) Height. No building shall exceed thirty-five feet or two and one-half stories in height. Churches, schools, or any other buildings permitted to be constructed in a residence district may be built to a height of seventy feet or four stories, provided any such building sets back from every street and lot line one foot for each foot of height of the building in excess of thirty-five feet, in addition to other yard and setback requirements herein specified.

(13) Rear yards. There shall be a rear yard on every lot, which rear yard shall have a minimum depth of twenty-four feet for a one-story building, which depth shall be increased to thirty-six feet for a two or two and one-half story building. Accessory buildings not over fifteen feet high may be located in the rear yard, provided such buildings occupy no more than twenty-five percent of the rear yard area, and provided further that no accessory buildings come nearer than five feet to any lot line.

(14) Side yards. There shall be a side yard on each side of every building, except as heretofore provided for accessory buildings. The minimum width of any side yard shall be ten feet and the least sum of the widths of both side yards shall be twenty feet.

(15) Setback line. No building shall be erected or altered so as to project in any manner beyond a line, which is distant from the street line the average distance there from of the buildings fronting on the same side of the street within the block on the effective date of this ordinance. Where no building exists fronting on the same side of the street within the block, no new building shall be erected with its street wall or walls nearer than thirty feet to the street line.

(16) Lot area. The minimum requirement shall be twenty thousand (20,000) square feet of lot area for each dwelling containing one family unit, and to be thirty-two thousand (32,000) square feet for a two-family dwelling.”

(17) Parking. Off-street parking spaces shall be provided as follows:

(a) One car space shall be provided for each one-family dwelling and two car spaces for each two-family dwelling.

(b) Churches: one space shall be provided for each four seats in the church sanctuary.

(c) Schools: one car space shall be provided for each classroom, and in the case of gymnasiums or stadiums, one space for each five seats.

(d) Hospitals and sanitariums: one space for each four beds.