

ORDINANCE NO. 99 - 1

ARTICLE I - GENERAL PROVISIONS

SECTION 1. TITLE. THIS ORDINANCE SHALL BE KNOWN AS THE ZONING ORDINANCE OF THE CITY OF TUCKERMAN.

SECTION 2. PURPOSE. THIS ORDINANCE IS DESIGNED TO ENCOURAGE THE MOST APPROPRIATE USE OF LAND THROUGHOUT THE CITY AND TO INSURE A LOGICAL GROETH OF THE VARIOUS PHYSICAL ELEMENTS OF THE CITY; TO GUIDE THE FUTURE DEVELOPMENT OF THE CITY IN ACCORDANCE WITH A COMPREHENSIVE PLAN OF LAND USE SO THAT THE CITY MAY REALIZE ITS POTENTIALITIES AS A PLACE TO LIVE AND WORK. THESE GENERAL GOALS INCLUDE, AMONG OTHERS, THE SPECIFIC PURPOSES SET FORTH IN THE PREAMBLE TO THE RESPECTIVE DISTRICT AND GROUP DISTRICTS.

AUTHORITY. THE AUTHORITY TO ENACT THESE REGULATIONS IS GRANTED BY ACT 186 OF 1957 OF THE ACTS OF ARKANSAS.

SECTION 3. TERRITORIAL LIMITS. THE REGULATIONS PRESENTED IN THIS ORDINANCE SHALL APPLY TO ALL PROPERTY (LAND) WITHIN THE COPPORATE LIMITS OF THE CITY OF TUCKERMAN, ARKANSAS, AS NOW OR HEREAFTER SET.

SECTION 4. ZONING OF ANNEXED AREAS. ANY AREA ANNEXED TO THE CITY AFTER THE EFFECTIVE DATE OF THIS ORDINANCE SHALL, IMMEDIATELY UPON SUCH ANNEXATION, BE AUTOMATICALLY CLASSIFIED AS AN R-1 ZONE UNLESS OR UNTIL A ZONING PLAN FOR SAID AREA HAS BEEN ADOPTED BY THE CITY COUNCIL.

SECTION 5. APPLICATION. THESE ZONING REGLATIONS APPLY TO THE BUILDING AND NON-BUILDING OR LAND USES IN EXISTENCE ON THE EFFECTIVE DATE OF THIS ORDINANCE OR WHENEVER A DISTRICT IS ANNEXED OR AMENDED. IF REFERS SPECIFICALLY TO (A) NEW CONSTRUCTION (B) CONFORMING USES, AND (C) NON-CONFORMING USES.

(A) NEW CONSTRUCTION. AFTER THE EFFECTIVE DATE OF THIS ORDINANCE ALL NEW CONSTRUCTION SHALL CONFORM WITH THE USE AND BULK REGULATIONS FOR THE DISTRICT IN WHICH IT IS TO BE LOCATED.

(B) CONFROMING USES. THE LAWFUL USE OR PURPOSE FOR WHICH ANY BUILDING OR OTHER STRUCTURES OF LAND MAY BE OCCUPIED WHICH CONFORMS TO THE USE AND REGULATIONS HEREIN SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED MAY BE CONTINUED. ANY ALTERATIONS OR CHANGE IN USE AND BULK REGULATIONS HEREIN SPECIFIED FOR THE DISTRICT IN WHICH IT IS LOCATED.

(C) NON-CONFORMING USES. THE USE OF A BUILDING OR LAND, OR BOTH WHICH WAS LAWFULLY ESTABLISHED BUT WHICH DOSE NOT CONFORM TO THE USE AND BULK REGULATIONS FOR THE DISTRICT IN WHICH IT IS LOCATED SHALL BE KNOWN AS A NON-CONFORMING USE. SUCH NON-CONFORMING USES OF BUILDINGS OR LAND MAY BE CONTINUED EXCEPT AS EXPRESSLY PROVIDED HEREIN BELOW.

- (1.) REPAIR AND ALTERATION. NORMAL MAINTENANCE, REPAIR, AND INCIDENTAL ALTERATION IN A BUILDING OCCUPIED BY A NON-CONFORMING USE IS PERMITTED IF IT DOES NOT EXTEND THE NON-CONFORMING USE.
- (2.) CHANGE OF USES. ANY NON-CONFORMING USE MAY BE CHANGED TO ANY CONFORMING USE, OR WITH THE APPROVAL OF THE CITY PLANNING COMMISSION TO ANY USE WHICH THEY DEEM TO BE MORE IN CHARACTER WITH THE USES PERMITTED IN THE DISTRICT IN WHICH THE SAID CHANGE OF USE IS PROPOSED.
- (3.) CESSATION OF USE. IF ACTIVE AND CONTINUOUS OPERATIONS ARE NOT CARRIED ON WITH RESPECT TO NON-CONFORMING USE DURING A PERIOD OF ONE YEAR, THE BUILDING OR LAND WHERE SUCH NON-CONFORMING USE PREVIOUSLY EXISTED SHALL THERE-AFTER BE OCCUPIED AND USED ONLY FOR A CONFORMING USE.
- (4.) DAMAGE OR DESTRUCTION. IF A BUILDING OCCUPIED BY A NON-CONFORMING USE IS DAMAGED TO THE EXTENT OF 60 PER CENT OR MORE OF ITS REPRODUCTION VALUE EXCLUSIVE OF FOUNDATIONS, SUCH BUILDING MAY NOT BE RESTORED FOR ANY NON-CONFORMING USE.
- (5.) EXTENSIONS. NON-CONFORMING USES OF BUILDINGS OR LAND SHALL NOT HEREAFTER BE EXTENDED OUTSIDE THEIR LOT OR BUILDING.
- (6.) USE OF NON-CONFORMING LOTS. THE ERECTION OF A ONE FAMILY DWELLING IN ANY RESIDENTIAL DISTRICT SHALL BE PERMITTED ON ANY LOT OF RECORD NOT ADJOINING ANOTHER LOT UNDER THE SAME OWNERSHIP AT THE TIME OF PASSAGE OF THIS ORDINANCE, WHICH CONTAINS AN AREA OR WIDTH LESS THAN REQUIRED FOR A ONE FAMILY DWELLING IN THE DISTRICT REGULATION, PROVIDED THAT THE YARD DIMENSIONS AND OTHER REQUIREMENTS SHALL CONFORM TO THE REGULATIONS FOR THE DISTRICT IN WHICH SUCH A LOT IS LOCATED.
- (7.) USE OF NON-CONFORMING LAND. ALL NON-CONFORMING USES OF LAND WHICH ARE NOT CARRIED ON WITHIN A PRINCIPAL BUILDING OR A BUILDING OF LESS THAN 250 SQUARE FEET, IN EXISTENCE AT THE TIME OF PASSAGE OF THIS ORDINANCE, SHALL WITHIN TWO YEARS AFTER ENACTMENT OF THIS ORDINANCE, BE MADE TO CONFORM WITH THE REGULATIONS FOR THE DISTRICT IN WHICH SUCH NON-CONFORMING USE IS LOCATED. AN APPEAL MAY BE MADE BY THE PROPERTY OWNER TO THE BOARD OF ADJUSTMENT FOR THE EXTENSION OF TIME LIMIT.

- (8.) TEMPORARY NON-CONFORMING USES. THE CITY PLANNING COMMISSION MAY GRANT A TEMPORARY USE PERMIT FOR BAZAARS, CARNIVALS, RELIGIOUS REVIVALS, CONSTRUCTION OFFICES, AND SIMILAR USES. PERMITS SO ISSUED SHALL BE SUBJECT TO SUCH LIMITATIONS AS THE PLANNING COMMISSION MAY IMPOSE TO PROTECT THE CHARACTER OF THE DISTRICT OR DISTRICTS AFFECTED.

SECTION 6. DEFINITIONS. FOR THE PURPOSE OF THIS ORDINANCE CERTAIN WORDS OR TERMS USED HEREIN SHALL BE INTERPRETED AS FOLLOWS:

- (A) ACCESSORY STRUCTURES AND USE. A SUBORDINATE STRUCTURE LOCATED ON THE SAME LOT WITH THE MAIN STRUCTURE, OR A SUBORDINATE USE OF LAND, EITHER OF WHICH IS CUSTOMARILY INCIDENT TO THE MAIN STRUCTURE OR TO THE PRINCIPAL USE OF THE LAND, WHERE A SUBSTANTIAL PART OF THE WALL OF THE ACCESSORY STRUCTURE IS A PART OF THE WALL OF THE MAIN BUILDING OR WHERE AN ACCESSORY STRUCTURE IS ATTACHED TO THE MAIN BUILDING IN A SUBSTANTIAL MANNER AS BY A ROOF, SUCH ACCRSSORY STRUCTURE SHALL BE COUNTED AS A PART OF THE MAIN STRUCTURE.
- (B) ALLEY: A PUBLIC WAY NOT OVER 20 FEET IN WIDTH.
- (C) FAMILY: ONE OR MORE PERSONS OCCUPYING PREMISES AND LIVING AS A SINGLE, NON-PROFIT HOUSEKEEPING UNIT. A FAMILY SHALL BE DEEMED TO INCLUDE THE NECESSARY SERVANTS.
- (D) LOT. LAND OCCUPIED OR TO BE OCCUPIED BY A STRUCTURE OR USE AND ITS ACCESSORY STRUCTURES, AND INCLUDING SUCH OPEN SPACES AS ARE REQUIRED UNDER THIS ORDINANCE AND HAVING ITS PRINCIPAL FRONTAGE UPON A PUBLIC STREET OR OFFICIALLY APPROVED PLACE.
- (E) OPEN SPACE: ANY UNOCCUPIED SPACE ON THE LOT THAT IS OPEN AND UNOBSTRUCTED TO THE SKY AND OCCUPIED BY NO STRUCTURES OR PORTION OF STRUCTURES WHATEVER.
- (F) PARKING SPACE: 480 SQUARE FEET OF UNSABLE AND ACCESSIBLE SPACE.
- (G) PROPERTY LINE: THE LINE BOUNDING A LOT AS DEFINED HEREIN.
- (H) STORY: THE PORTION OF A STRUCTURE INCLUDED BETWEEN THE UPPER SURFACE OF ANY FLOOR AND THE UPPER SURFACE OF THE FLOOR NEXT ABOVE; ALSO ANY PORTION OF A STRUCTURE USED FOR HUMAN OCCUPANCY BETWEEN THE TOP MOST FLOOR AND THE ROOF. A BASEMENT SHALL NOT BE COUNTED AS A STORY UNLESS THE HEIGHT OF THE SURFACE OF THE FRIST FLOOR ABOVE THE AVERAGE ELEVATION OF THE FINISHED LOT GRADE AT THE STRUCTURE EXCEEDS 4 FEET.

- (I) STREET: A PUBLIC WAY OF MORE THAN 20 FEET ESTABLISHED BY OR MAINTAINED UNDER PUBLIC AUTHORITY, A PRIVATE WAY OPEN FOR PUBLIC USE, AND A PRIVATE WAY PLOTTED OR LAID OUT FOR ULTIMATE PUBLIC USE, WHETHER OR NOT CONSTRUCTED.
- (J) STRUCTURE: A STRUCTURE IS A BUILDING WHICH EITHER STANDS BY ITSELF WITH OPEN SPACE ON ALL SIDES OR HAS A COMMON (PARTY) WALL OR WALLS FROM GROUND TO ROOF DIVIDING IT FROM A ADJOINING STRUCTURES. ADEQUATE VISIBLE HOUSE NUMBER FROM THE STREET.
- (K) STRUCTURE ONE FAMILY: A DETACHED STRUCTURE DESIGNED FOR EXCLUSIVE USE OF ONE FAMILY.
- (L) STRUCTURE TWO FAMILY: A DETACHED STRUCTURE DESIGNED FOR EXCLUSIVE USE OF TWO FAMILIES LIVING INDEPENDENTLY OF EACH OTHER.
- (M) STRUCTURE MULTI-FAMILY: A STRUCTURE OR PORTION OF A STRUCTURE DESIGNED FOR THE USE OF THREE OR MORE FAMILIES INDEPENDENTLY OF EACH OTHER.
- (N) YARD: THE MINIMUM HORIZONTAL DISTANCE FROM A LOT LINE TO A PARALLEL MAIN LINE OF THE STRUCTURE.
- (O) YARD, FRONT: AN OPEN AND UNOCCUPIED SPACE EXTENDING THE FULL WIDTH OF THE LOT AND ON THE SAME LOT WITH THE MAIN STRUCTURE OR USE AND MEASURED FROM THE FRONT LOT LINE.
- (P) YARD, REAR: A SPACE UNOCCUPIED EXCEPT BY AN ACCESSORY STRUCTURE OR USE AS HEREINAFTER PERMITTED, EXTENDING THE FULL WIDTH OF THE LOT BETWEEN THE MAIN STRUCTURE AND THE REAR LOT LINE.
- (Q) YARD, SIDE: AN OPEN AND UNOCCUPIED SPACE ON THE SAME LOT WITH THE MAIN STRUCTURE OR USE SITUATED BETWEEN THE MAIN STRUCTURE AND SIDE LINE OF THE LOT AND EXTENDING THROUGH FROM THE STREET LINE OR FRONT YARD LINE TO THE REAR LINE OF THE LOT OR THE REAR LOT LINE.

ARTICLE 11 - ESTABLISHMENT OF DISTRICTS

SECTION 1. THE OFFICIAL ZONING MAP. THE CITY OF TUCKERMAN IS HEREBY DIVIDED INTO ZONES OR DISTRICTS AS SHOWN ON THE OFFICIAL ZONING MAP WHICH TOGETHER WITH ALL EXPLANATORY MATTER THEREON IS HEREBY DECLARED TO BE A PART OF THE ORDINANCE AND SHALL BE THE FINAL AUTHORITY FOR THE CURRENT ZONING STATUS OF LANDS AND BUILDINGS IN THE CITY OF TUCKERMAN.

THE OFFICIAL ZONING MAP SHALL BE FILED IN THE OFFICE OF THE CITY CLERK WHERE IT SHALL BE AVAILABLE TO THE PUBLIC, AND IF IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE CHANGES SHALL BE MADE IN THE DISTRICT BOUNDARIES OR ANY OTHER CHANGES PORTRAYED ON THE MAP, SUCH CHANGES SHALL BE MADE AND CERTIFIED BY THE CITY CLERK.

SECTION 2. INTERPRETATION OF DISTRICT BOUNDARIES. WHEN UNCERTAINTY EXISTS WITH RESPECT TO THE BOUNDARIES OF DISTRICTS AS SHOWN ON THE OFFICIAL ZONING MAP, THE FOLLOWING RULES SHALL APPLY:

- (A) DISTRICT BOUNDARY LINES ARE INTENDED TO BE ALONG, OR PARALLEL TO THE CENTER LINE OF STREETS, ALLEYS, RAILROADS, EASEMENTS, OTHER RIGHT-OF-WAYS, AND CREEKS, STREAMS, OR OTHER WATER CHANNELS.
- (B) DISTRICT BOUNDARY LINES ARE INTENDED TO BE ALONG OR PARALLEL TO PROPERTY LINES OR THE LOT LINES OF PLATTED ADDITIONS.
- (C) WHEN THE STREET OR PROPERTY LAYOUT EXISTING ON THE GROUND IS AT VARIANCE WITH THAT SHOWN ON THE OFFICIAL ZONING MAP, THE CITY PLANNING COMMISSION SHALL INTERPRET THE DISTRICT BOUNDARIES OF THIS ORDINANCE.

SECTION 3. USE AREAS, ZONES OR DISTRICTS. DESCRIPTIONS OF DISTRICTS AND PERMITTED USES THEREIN SHALL BE AS DESIGNATED BY COLOR, MARK OR DESCRIPTION ON THE OFFICIAL ZONING MAP AND AS DESCRIBED IN ARTICLE 111, DISTRICT REGULATIONS.

SECTION 4. COMPLIANCE WITH CITY ORDINANCES. ANY USES IN THESE ZONES SHALL COMPLY WITH THE PRESENT OR HEREAFTER ADOPTED ORDINANCES OF THE CITY OF TUCKERMAN, REGULATING THE LOCATION AND MAINTENANCE OF ANIMALS, SIGNS, TRAILERS, EXPLOSIVES, INFLAMMABLE LIQUIDS, AND OTHER FIRE HAZARDS AND NUISANCES.

ARTICLE III - DISTRICT REGULATIONS

SECTION 1. R-1 RESIDENTIAL DISTRICT. THIS DISTRICT IS A LOW QUIET, LOW DENSITY NEIGHBORHOOD FOR SINGLE FAMILIES, MOST OF WHOM HAVE CHILDREN, AND IS AN AREA PROTECTED FROM ALL COMMERCIAL AND INDUSTRIAL USES.

A. PERMITTED USES

ONLY THE FOLLOWING USES SHALL BE PERMITTED :

1. RESIDENTIAL USES. SINGLE FAMILY RESIDENCES SHALL BE PERMITTED.
2. HOME OCCUPATIONS. THE RENTING OF SINGLE ROOMS SHALL BE THE ONLY CUSTOMARY HOME OCCUPATION ALLOWED.
3. ACCESSORY BUILDING USES. ACCESSORY BUILDINGS MAY NOT BE USED FOR LIVING QUARTERS FOR THE IMMEDIATE FAMILY, FOR DOMESTIC SERVANTS, OR FOR RENTAL PURPOSES; OR ANY ACTIVITY CONDUCTED FOR MONETARY GAIN.
4. COMMUNITY USES. PRIVATE PLAYGROUNDS, GOLF COURSES AND SWIMMING POOLS SHALL BE PERMITTED IN THIS DISTRICT.

B. CONDITIONAL USES PERMITTED

PUBLIC UTILITY SUB - STATIONS OR PUMPING STATIONS, HOUSED IN BUILDINGS THAT HARMONIZE WITH THE CHARACTER OF THE NEIGHBORHOOD AND HAVING ADEQUATE FENCES AND OTHER SAFETY DEVICES.

C. AREA AND BULK REGULATIONS

1. MINIMUM LOT REQUIREMENTS. LOT WIDTH 75 FEET. THESE REQUIREMENTS SHALL BE RELATED TO THE REGULATIONS FOR THE BUILDING HEIGHT.
2. BUILDING HEIGHT. ALL STRUCTURES MORE THAN ONE STORY IN HEIGHT, OR 15 FEET FROM THE FOUNDATION MEASURED AT THE CENTER OF THE HOUSE, SHALL BE REQUIRED TO INCREASE THE ORIGINAL SIDE YARD REQUIREMENTS BY ONE FOOT FOR EVERY ADDITIONAL FOOT OF HEIGHT.
3. MINIMUM YARD REQUIREMENTS. MINIMUM YARD REQUIREMENTS SHALL BE 25 FEET FOR FRONT YARD, 10 FEET EACH FOR TWO SIDE YARDS, AND 20 FEET FOR REAR YARDS.
4. ACCESSORY BUILDING REQUIREMENTS. ACCESSORY BUILDINGS MAY OCCUPY 15 PER CENT OF THE GROSS LOT AREA. MUST BE BUILT A MINIMUM OF 10 FEET FROM ANY LOT LINE, AND, EXCEPT FOR ATTACHED GARAGES, MUST BE BUILT TO THE REAR OF THE PRINCIPAL BUILDING.

5. NUMBER OF BUILDINGS ALLOWED ONLY ONE PRINCIPAL BUILDING SHALL BE BUILT ON ANY ONE LOT.
6. CORNER VISIBILITY THERE SHALL BE NO PLANTING, FENCE OR OTHER OBSTRUCTION TO VISIBILITY OF VEHICLES ON STREETS CLOSER THAN 20 FEET TO THE CORNER PROPERTY LINE OF ANY LOT AT A STREET INTERSECTION.
7. OFF STREET PARKING REQUIREMENTS RESIDENCES : A MINIMUM OF ONE PARKING SPACE SHALL BE REQUIRED FOR EACH DWELLING.
8. CONVERSATION OF HOUSES CONVERSATION OF RESIDENCES TO MORE THAN ONE DWELLING UNIT SHALL NOT BE PERMITTED.
9. SIGNS ONLY ONE SIGN NOT EXCEEDING 6 SQUARE FEET IN A AREA MAY BE ERECTED BY ANY INDIVIDUAL TO ADVERTISE THE PREMISES FOR SALE.
10. GOLF COURSES GOLF COURSES MAY BE PERMITTED TO ADJOIN R- 1 RESIDENTIAL DISTRICTS.

SECTION 2. R - 2 RESIDENTIAL DISTRICT THIS DISTRICT IS A QUIET, LOW DENSITY NEIGHBORHOOD CONSISTING OF SINGLE, DUPLEX, AND MULTI - FAMILY DWELLINGS ALONG WITH LIMITED HOME OCCUPATIONS AND LIMITED PRIVATE AND PUBLIC COMMUNITY USES.

A. PERMITTED USES

ONLY THE FOLLOWING USES SHALL BE PERMITTED :

1. RESIDENTIAL USES SINGLE FAMILY RESIDENCES, DUPLEXS, AND MULTI-FAMILY APARTMENT HOUSES SHALL BE PERMITTED.
2. HOME OCCUPATION DRESS MAKING, MUSIC AND DANCE INSTRUCTION, ROOM RENTING, BEAUTY SHOPS, AND OFFICES INCIDENTAL TO THE PRINCIPAL USE, SHALL BE PERMITTED IF THEY COMPLY WITH THE REQUIREMENTS UNDER C-5.
3. ACCESSORY BUILDING USES ACCESSORY BUILDING MAY NOT BE USED FOR LIVING QUARTERS FOR THE IMMEDIATE FAMILY, FOR DOMESTIC SERVANTS, OR FOR RENTAL PURPOSES, BUT MAY BE USED FOR ANY HOME OCCUPATION PERMITTED IN THIS DISTRICT.
4. COMMUNITY USES PARKS, PLAYGROUNDS, SWIMMING POOLS, CLUBS, LODGES, COMMUNITY CENTERS, GOLF COURSES, CHURCHS, PUBLIC AND PRIVATE SCHOOLS, LIBRARYS, MUSEUMS, CHILD NURSERIES, KINDERGARTENS, HOSPITALS, NURSES' HOMES AND OFFICES FOR ALL DOCTORS (EXCEPT DOCTORS OF VETERNARIAN MEDICINE) AND DENTISTS, SHALL BE PERMITTED IN THIS DISTRICT IF THEY COMPLY WITH THE SPECIFIED BULK REGULATIONS.

B. CONDITIONAL USES PERMITTED.

PUBLIC UTILITY SUB-STATION OR PUMPING STATIONS, HOUSED IN BUILDINGS THAT HARMONIZE WITH THE CHARACTER OF THE NEIGHBORHOOD AND HAVING ADEQUATE FENCES AND OTHER SAFETY DEVICES.

C. AREA AND BULK REGULATIONS.

1. MINIMUM LOT REQUIREMENTS. MINIMUM LOT SIZE REQUIRED SHALL BE FOR SINGLE FAMILY RESIDENCES, WITH A 75 FOOT LOT WIDTH, FOR DUPLEXES, WITH A 75 LOT WIDTH, FOR MULITY-FAMILY APARTMENTS, OR ANY COMMUNITY USES WITH A 75 FOOT WIDTH. THESE LOT REQUIREMENTS SHALL BE RELATED TO THE REGULATIONS FOR BUILDING HEIGHT.

2. BUILDING HEIGHT. ALL STRUCTURES MORE THAN ONE STORY IN HEIGHT, OR 15 FEET MEASURED FROM THE FOUNDATION AT THE CENTER OF THE HOUSE, SHALL BE REQUIRED TO INCREASE THE ORIGINAL SIDE YARD REQUIREMENTS BY ONE FOOT FOR EVERY ADDITIONAL FOOT OF HEIGHT.

3. MINIMUM YARD REQUIREMENTS. MINIMUM YARD REQUIREMENTS SHALL BE 25 FEET FOR THE FRONT YARD, 10 FEET EACH FOR TWO SIDE YARDS AND 20 FEET FOR THE REAR YARD.

4. ACCESSORY BUILDING REQUIREMENTS. ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN 10 PER CENT OF THE GROSS LOT AREA, MUST BE BUILT A MINIMUM OF 5 FEET FROM ANY LOT LINE, AND EXCEPT FOR ATTACHED GARAGES, MUST BE BUILT TO THE REAR OF THE PRINCIPAL BUILDING.

5. REQUIREMENTS FOR CUSTOMARY HOME OCCUPATIONS. CUSTOMARY HOME OCCUPATIONS MUST BE INCIDENTAL TO THE PRINCIPAL USE OF THE BUILDING. TOTAL USABLE FLOOR AREA SHALL BE LIMITED TO 400 SQUARE FEET OR LESS. NO YARD SPACE SHALL BE USED. NO DUST, NOISE, OR OTHER OBJECTIONABLE EFFECTS SHALL BE PRODUCED. NO MORE THAN SIX (6) SQUARE FEET IN AREA.

6. NUMBER OF BUILDINGS ALLOWED. ONLY ONE PRINCIPAL BUILDING SHALL BE BUILT ON ANY ONE LOT.

7. CORNER VISIBILITY. THERE SHALL BE NO PLANTING, FENCE OR OTHER OBSTRUCTION TO VISIBILITY OF VEHICLES ON STREETS CLOSER THAN 20 FEET TO THE CORNER PROPERTY LINE OF ANY LOT AT A STREET INTERSECTION.

8. OFF STREET PARKING REQUIREMENTS. ONE SPACE SHALL BE REQUIRED FOR EACH RENTAL OR PRIVATE DWELLING UNIT. ONE SPACE FOR EACH THREE HOSPITAL BEDS; ONE SPACE FOR EACH 200 SQUARE FEET OF OFFICE SPACE, ONE PARKING SPACE FOR EACH EIGHT (8) SEATS IN AN AUDITORIUM.

9. CONVERSION OF HOUSES. IF A RESIDENCE IS CONVERTED FOR MORE FAMILIES, EACH DWELLING UNIT SHALL HAVE A MINIMUM OF 400 SQUARE FEET OF HABITABLE FLOOR AREA.
10. SIGNS. ONLY ONE SIGN NOT EXCEEDING 12 SQUARE FEET IN AREA MAY BE ERECTED BY ANY COMMUNITY USE. ONLY ONE ADVERTISING SIGN NOT TO EXCEED 6 SQUARE FEET MAY BE ERECTED TO ADVERTISE THE PREMISES FOR SALE OR RENT. COMMERCIAL BILLBOARDS BY APPROVAL OF PLANNING COMMISSION ONLY.

SECTION 3. R-3 RESIDENTIAL DISTRICT. THIS DISTRICT IS A MEDIUM MEDIUM DENSITY NEIGHBORHOOD CONSISTING OF RESIDENCES ALONG WITH CUSTOMARY HOME OCCUPATIONS AND PROVIDING FOR SOME PRIVATE AND PUBLIC USES OF A COMMUNITY NATURE.

A. PERMITTED USES

ONLY THE FOLLOWING USES SHALL BE PERMITTED:

1. RESIDENTIAL USES. SINGLE FAMILY, DUPLEXES, AND MULTI-FAMILY RESIDENCES SHALL BE PERMITTED.
2. HOME OCCUPATIONS. DRESSMAKING, MUSIC OR DANCE INSTRUCTION, ROOM RENTING, BOARDING HOUSES, BEAUTY SHOPS, OFFICE INCIDENTAL TO THE PRINCIPAL USE, SHALL BE PERMITTED.
3. ACCESSORY BUILDING USES. ACCESSORY BUILDINGS, DOMESTIC SERVANTS, OR FOR RENTAL PURPOSES, BUT MAY BE USED FOR ANY HOME OCCUPATION PERMITTED IN THIS DISTRICT.
4. COMMUNITY USES. PARKS, PLAYGROUNDS, SWIMMING POOLS, CLUBS, LODGES, COMMUNITY CENTERS, GOLF COURSES, CHURCHES, PUBLIC AND PRIVATE SCHOOLS, LIBRARIES, MUSEUMS, CHILD NURSERIES, KINDERGARTENS, CLINIC AND OUT-PATIENT OFFICES FOR DOCTORS AND DENTISTS, AND HOME FOR CHILDREN OR THE AGED SHALL BE PERMITTED.

B. CONDITIONAL USES PERMITTED

PUBLIC UTILITY SUB-STATIONS OR PUMPING STATIONS, HOUSED IN IN BUILDINGS THAT HARMONIZE WITH THE CHARACTER OF THE NEIGHBORHOOD AND HAVING ADEQUATE FENCES AND OTHER SAFETY DEVICES.

C. AREA AND BULK REGULATIONS

1. MINIMUM LOT REQUIREMENTS. FOR SINGLE FAMILY RESIDENCES, A 75 FOOT LOT WIDTH;
A 75 FOOT LOT WIDTH FOR A MULTI-FAMILY DWELLING UNIT STRUCTURE OR ANY COMMUNITY USE. THESE LOT REQUIREMENTS SHALL BE RELATED TO THE REGULATIONS FOR BUILDING HEIGHT.

2. BUILDING HEIGHT ALL STRUCTURES MORE THAN ONE STORY IN HEIGHT, OR 15 FEET MEASURED FROM THE FOUNDATION AT THE CENTER OF THE HOUSE, SHALL BE REQUIRED TO INCREASE THE ORIGINAL SIDE YARD REQUIREMENTS BY ONE FOOT FOR EVERY ADDITIONAL FOOT OF HEIGHT OVER 15 FEET.
3. MINIMUM YARD REQUIREMENTS MINIMUM YARD REQUIREMENTS SHALL BE 25 FEET FOR THE FRONT YARD, 10 FEET EACH FOR TWO SIDE YARDS, AND 20 FEET FOR THE REAR YARD FOR ALL RESIDENCES.
4. ACCESSORY BUILDING REQUIREMENTS ACCESSORY BUILDINGS MAY OCCUPY 10 PER CENT OF THE GROSS LOT AREA, MUST BE BUILT A MINIMUM OF 5 FEET FROM ANY LOT LINE, AND, EXCEPT FOR ATTACHED GARAGES, MUST BE BUILT TO THE REAR OF THE PRINCIPAL BUILDING.
5. NUMBER OF BUILDINGS ALLOWED ONLY ONE PRINCIPAL BUILDING SHALL BE BUILT ON ANY ONE LOT.
6. CORNER VISIBILITY THERE SHALL BE NO PLANTING, FENCE OR OTHER OBSTRUCTION TO VISIBILITY ON STREETS CLOSER THAN 20 FEET TO THE CORNER PROPERTY LINE OF ANY LOT AT A STREET INTERSECTION.
7. OFF STREET PARKING REQUIREMENTS RESIDENCES: ONE PARKING SPACE SHALL BE REQUIRED FOR EACH DWELLING UNIT. COMMUNITY USES WHERE APPLICABLE: ONE PARKING SPACE FOR EACH THREE HOSPITAL BEDS; FOUR PARKING SPACES FOR EACH DOCTOR'S OFFICE OR CLINIC; ONE PARKING SPACE FOR EACH 200 SQUARE FEET OF OFFICE SPACE; ONE PARKING SPACE FOR EACH 8 SEATS IN AN AUDITORIUM.
8. CONVERSION OF HOUSES IF A RESIDENCE IS CONVERTED FOR MORE FAMILIES, EACH DWELLING UNIT SHALL HAVE A MINIMUM OF 400 SQUARE FEET OF HABITABLE FLOOR AREA.
9. SIGNS ONLY ONE SIGN NOT EXCEEDING 12 SQUARE FEET IN AREA MAY BE ERECTED BY ANY PUBLIC OR PRIVATE COMMUNITY USE OR BY ANY INDIVIDUAL TO ADVERTISE THE PREMISES FOR SALE OR RENT. COMMERCIAL BILLBOARD BY APPROVAL OF PLANNING COMMISSION ONLY.

SECTION 4. COMMERCIAL DISTRICT THIS IS A GENERAL BUSINESS DISTRICT TO PROVIDE RETAILING, PERSONAL SERVICES, AND OFFICE SPACE FOR LOCAL AND REGIONAL COMMERCIAL ACTIVITIES. THE REGULATIONS ARE DESIGNED TO PERMIT A CONCENTRATED DEVELOPMENT OF PERMITTED FACILITIES AND TO PROTECT THE DISTRICT ITSELF FROM OVER-INTENSIVE DEVELOPMENT OR LAND COVERAGE AND CONGESTION.