

1956

Zalun

6/29 sam

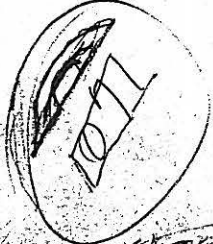
905/5/5

5818
6511
9861

PAID

JUL 30 1965

CITY OF ROCKWALL, TEXAS



CITY OF ROCKWALL

zoning ordinance

757
783
156.00
234

Zoning Ordinance

Merritt - 1007
Bankheim - 1006

894
300
2.50

2194 (1962) *37.91*

1898
1011F

Rockwall, Texas

32
39
33
1005
32.14



TABLE OF CONTENTS

	<u>PAGE</u>
ARTICLE 56-1 AND ARTICLE 56-2 PREAMBLE	2
ARTICLE 56-3 DISTRICTS AND BOUNDARIES	2
ARTICLE 56-4 NEWLY ANNEXED TERRITORY	3
ARTICLE 56-5 "R-1" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS	3
ARTICLE 56-6 "R- $\frac{1}{2}$ " SINGLE-FAMILY DWELLING DISTRICT REGULATIONS	6
ARTICLE 56-7 "R-16" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS	7
ARTICLE 56-8 "R-10" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS	8
ARTICLE 56-9 "R-7" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS	9
ARTICLE 56-10 "R-6" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS	10
ARTICLE 56-11 "D" TWO-FAMILY DWELLING DISTRICT REGULATIONS	11
ARTICLE 56-12 "A-1" APARTMENT DISTRICT REGULATIONS	12
ARTICLE 56-13 "A-2" APARTMENT DISTRICT REGULATIONS	14
ARTICLE 56-14 "LR-1" LOCAL RETAIL DISTRICT REGULATIONS	16
ARTICLE 56-15 "LR-2" LOCAL RETAIL DISTRICT REGULATIONS	19
ARTICLE 56-16 "LR-3" LOCAL RETAIL DISTRICT REGULATIONS	22
ARTICLE 56-17 "C-1" COMMERCIAL DISTRICT REGULATIONS	23
ARTICLE 56-18 "C-2" COMMERCIAL DISTRICT REGULATIONS	27

TABLE OF CONTENTS (CONTINUED)	<u>PAGE</u>
ARTICLE 56-19 "M-1" MANUFACTURING DISTRICT REGULATIONS	29
ARTICLE 56-20 "M-2" MANUFACTURING DISTRICT REGULATIONS	32
ARTICLE 56-21 NON-CONFORMING USES	36
ARTICLE 56-22 SPECIAL PERMITS	37
ARTICLE 56-23 SPECIAL PARKING AND AREA REGULATIONS AND EXCEPTIONS	39
ARTICLE 56-24 BOARD OF ADJUSTMENT	43
ARTICLE 56-25 UNPLATTED PROPERTY	44
ARTICLE 56-26 BOUNDARIES OF DISTRICTS	45
ARTICLE 56-27 CERTIFICATE OF OCCUPANCY AND COMPLIANCE	46
ARTICLE 56-28 COMPLETION OF EXISTING BUILDINGS	46
ARTICLE 56-29 ENFORCEMENT	46
ARTICLE 56-30 PENALTY FOR VIOLATION	47
ARTICLE 56-31 CHANGES AND AMENDMENTS	47
ARTICLE 56-32 DEFINITIONS	48
ARTICLE 56-33 VALIDITY	55
ARTICLE 56-34 WHEN EFFECTIVE	55
GRAPHIC ILLUSTRATIONS, INTENT AND MEANING, CERTAIN PROVISIONS	APPENDIX

CITY OF ROCKWALL

COMPREHENSIVE ZONING ORDINANCE OF 1956

AN ORDINANCE OF THE CITY OF ROCKWALL ENACTING A NEW COMPREHENSIVE ZONING ORDINANCE, PROVIDING FOR ZONING REGULATIONS AND USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, WHICH, TOGETHER WITH THE ZONING MAP, WILL CONSTITUTE THE ZONING ORDINANCE OF THE CITY OF ROCKWALL: PROVIDING A PENALTY AND DECLARING AN EMERGENCY.

WHEREAS, the City of Rockwall, Texas does not have a zoning ordinance in force and effect at this time; and

WHEREAS, through experience and administration, the governing body has concluded that the adoption of a comprehensive zoning ordinance is necessary for the protection of the public welfare and for the general welfare of the citizenship in the peaceful enjoyment of their homes and properties; and

WHEREAS, the City Council has appointed a City Plan Commission and has requested them to make a comprehensive study of the zoning needs of the City of Rockwall, Texas; and whereas on the 9th day of November, A. D. 1956, the City Plan Commission of the City of Rockwall, Texas did give public notice by publishing in the Rockwall Success, a local official newspaper, that local public hearings would be held on November 26, 1956 and after holding extensive public hearings, as provided by law and making a complete study of the zoning problems of the City of Rockwall, filed with the City Council of the City of Rockwall, Texas on the 3rd day of December A. D. 1956, a zoning ordinance and map dividing the city into two (2) use districts and provided for 16 future use districts, and has recommended to the City Council the adoption of the ordinance, together with the accompanying map; and,

WHEREAS, the City Council did give public notice by publishing in the official publication, on the 7th day of December, A. D. 1956, on the 14th day of December, A. D. 1956 and on the 21st day of December, A. D. 1956, the proposed zoning ordinance, together with the accompanying map and setting public hearings thereon for the 7th day of January, A. D. 1956 and after extended public hearings, and affording every person whose property was affected or who had any interest in the matter a free and fair opportunity to be heard, officially closed the hearings on the 7th day of January, A. D. 1956, 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 zoning ordinance find that it represents their best judgment and opinion and will promote the health, morals, safety, general welfare and convenience of the people; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

That the proposed zoning ordinance of the City of Rockwall, Texas, is hereby adopted as a zoning ordinance for the City of Rockwall, Texas to read as follows:

ARTICLE 56-1

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 56-2

SECTION 1. This ordinance shall be known and may be cited and referred to as the "Zoning Ordinance" to the same effect.

ARTICLE 56-3

DISTRICTS AND BOUNDARIES THEREOF

SECTION 1. There is hereby created for the City of Rockwall, Texas, 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- $\frac{1}{2}$ "	Single-Family Dwelling District
"R-16"	Single-Family Dwelling District
"R-10"	Single-Family Dwelling District
"R-7"	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 Rockwall 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 56-4

NEWLY ANNEXED TERRITORY

SECTION 1. All territory annexed to the City of Rockwall hereafter shall be temporarily classified for single-family dwelling purposes only until permanently zoned by the governing body of the City of Rockwall. The City Plan Commission shall, as soon as practicable after annexation of any of the territory to the City of Rockwall, 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, or City Secretary, 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 or City Secretary 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 56-5

"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 56-22 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 eight-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 56-23, 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 March 7, 1955, 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 56-6

"R- $\frac{1}{2}$ " SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. In a R- $\frac{1}{2}$ 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 ($2\frac{1}{2}$) standard stories in height.

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 56-23, 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 March 7, 1955, 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 56-7

"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 erected 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 56-23, 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 March 7th, 1955 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 56-8

"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-16 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 56-23, 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 March 7th, 1955, 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 56-9

"R-7" SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. In a R-7 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 use 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 thirty (30) feet, except as hereinafter provided in Article 56-23, 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 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 7,000 square feet; however, a lot having an area of less than seven thousand (7,000) square feet that was of record prior to March 7th, 1955, 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 Single-Family dwelling district and do not apply to lots which may be 7,000 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 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 56-10

"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 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 56-23, 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 March 7th, 1955, 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 56-11

"D" TWO-FAMILY DWELLING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. In a "D" 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 56-23, 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 March 7th, 1955, 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 56-12

"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 56-23, 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 March 7th, 1955, 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 56-13

"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.

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 56-23, 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 March 7th, 1955, 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) 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.

(c) 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.

(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 bedrooms in the building. Motels 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 56-14

"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.
Drub 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.

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 hereinafter provided in Article 56-23, 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-16, R-10, R-7, 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 abuts an R-1, R- $\frac{1}{2}$, R-16, R-10, R-7, 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 buildings 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 56- 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 erected 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

Bank office, wholesale sales office or sample room

Auto seat covers: covering

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 Locker, 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, 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 and such uses as are
enumerated in Article 56-16, 56-17, 56-18, 56-19, and 56-20.

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 ($2\frac{1}{2}$) 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, 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, R-6, D, 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, 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 regulation 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 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 services purposes.

ARTICLE 56-16

"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.

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 hereinafter provided in Article 56-23, 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- $\frac{1}{2}$, R-16, R-10, R-7, 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- $\frac{1}{2}$, R-16, R-10, R-7, 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-Family 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 56-17

"C-1" COMMERCIAL DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. In a "C-1" District, no land shall be used and no building shall be erected 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 upholstery
Awning manufacture, cloth, metal, wood
Aquarium, wholesale.

Book printing, binding, bindery
 Bottling works with syrup manufacture
 Bowling alley
 Bus and truck storage
 → Cabinet shop
 Candy manufacture
 Canvas awning manufacture
 Car barns
 → 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 gold 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 barns
 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 56-18
 56-19, and 56-20.

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 Yard. 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, 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, 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 IR-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 56-18

"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.

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 56-19, and 56-20.

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 one (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, 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 10' or ten per cent of the average width of the lot, whichever is smaller, but a side yard shall be not 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, 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 56-19

"M-1" MANUFACTURING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. In a M-1 District, no land shall be used and no building shall be receted 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.
- Celluloid 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 56-22.
- 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
 Mild processing plant
 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
 Rockwall.
 Pattern shop
 Petroleum, wholesale storage
 Poultry feed manufacturer
 Poultry slaughtering
 Printing ink manufacture
 Public stable
 Railroads 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 56-22.
 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 56-20, 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, 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 abuts a R-1, R- $\frac{1}{2}$, R-16, R-10, R-7, 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. 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 56-20

"M-2" MANUFACTURING DISTRICT REGULATIONS

SECTION 1. USE REGULATIONS. In an M-2 District, no land shall be used and no building shall be erected for or converted to any use other than:

Any use permitted in a M-1 District, except that no building shall be erected 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.

Abattoir
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
Cattle sheds and pens
Caustic soda manufacture
Cement manufacture
Chalk manufacture
Chlorine manufacture
Clay products
Concrete mixing
Concrete products manufacture
Cordage mill
Corrutated metal manufacture
Crematory
Creosote treatment and manufacturing
Culvert mnaufacture
Dextrine manufacture

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
Kerosens 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 plat 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 during 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 centerline 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, 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, 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 A-2 multiple-dwelling district.

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 November 26, 1956, 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 estoppel of the trial of any law suit which may be filed in any court.

ARTICLE 56-22

SPECIAL PERMITS

The City Council of the City of Rockwall 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 56-23

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 Rockwall County after March 7, 1955, 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 ($3\frac{1}{2}$) 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 March 7, 1955, 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, in-

dustrial, 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 56-22.

6. Erection of Duplex in a R-7 or R-6 district:

Two family dwellings may be erected in an R-7 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 March 7, 1955, and the corresponding frontage on the opposite side of the street may likewise be used for two-family dwellings as provided for in Article 56-10; provided, however, that the area and parking regulations in the "D" duplex district are complied with.

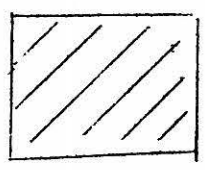
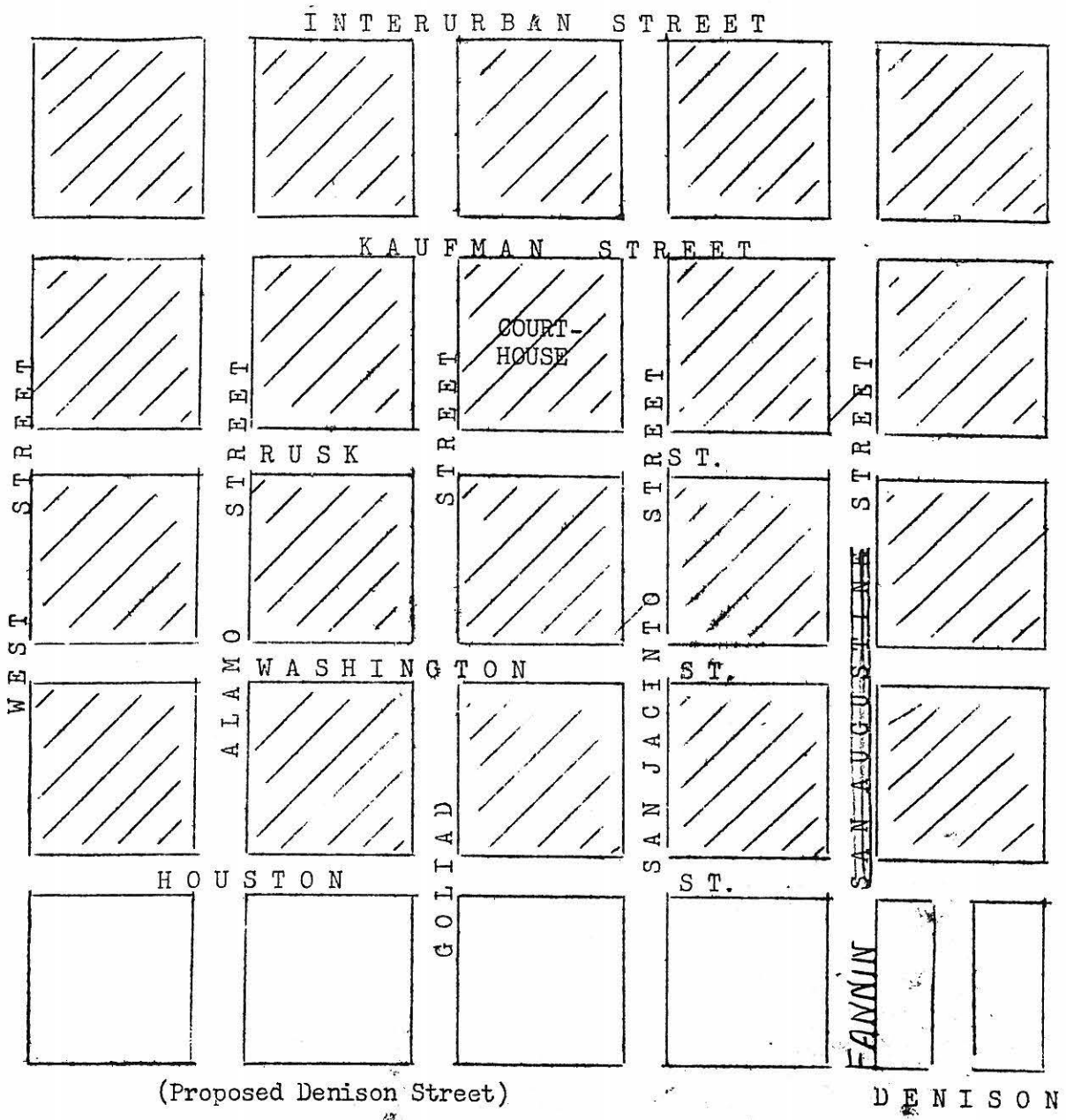
7. Erection of an Apartment in an R-7, R-6 or D District:

Multiple-family dwellings may be erected in an R-7, 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 March 7, 1955, and the corresponding frontage on the opposite side of the street may likewise be used for multiple-family dwellings as provided in Article 56-11; 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 may be 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.



Indicates area excepted from Parking Regulations

1 Inch 1" equals 200 feet

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 building, 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.

ARTICLE 56-24

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 March 7, 1955, 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 Rockwall, 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 Rockwall, 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 Adjustments, 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 such 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-month'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 56-25

UNPLATTED PROPERTY

The City Plan Commission of the City of Rockwall shall not approve any plat of any subdivision within the city limits of the City of Rockwall until the area covered by the proposed plat shall have been permanently zoned by the City Council of the City of Rockwall.

The City Plan Commission of the City of Rockwall 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 Rockwall 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 56-26

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 56-27

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 56-28

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 amendment 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 56-29

ENFORCEMENT

The provisions of this ordinance shall be administered and enforced by the Building Inspector of the City of Rockwall. 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 56-30

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 56-31

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 Rockwall, 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 Rockwall 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 Rockwall. 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 56-32

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 abutting 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 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 Rockwall 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. area
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 rooms; 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, doctor's 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-1 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 Rockwall and built in accordance with City of Rockwall 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 buildings, 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 Rockwall County, or a parcel of land, the deed for which was recorded in the office of the County Clerk of Rockwall County prior to March 7, 1955.
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 unobstructed 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 abutting 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 Stable: 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 unobstructed 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 areas, alleys and the installation of sidewalks in accordance with the City of Rockwall 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 unobstructed 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 facilities may or may not be provided for individual cooking so that the