

ARTICLE VIII-A

“A-2” APARTMENT-2 DISTRICT REGULATIONS

Section 1 USE REGULATIONS

Land and buildings in the "A-2" District may be used for any of the following listed uses but no land shall hereafter be used and no building or structure shall hereafter be erected, altered, relocated, reconstructed, or converted which is arranged or designed or used for other than the following uses:

1. Any use permitted in a "D" Duplex Dwelling District.
2. Multiple-family dwellings (apartments).
3. Any noncommercial community, social or hobby buildings or recreational facilities for tenants as a part of a multiple-family dwelling or project.
4. Accessory buildings including a private laundry, utility or storage building and carport as part of a multiple-family dwelling or housing project.
5. A single nameplate or sign for an apartment building or housing project when such sign is affixed flat against the building and does not exceed an area of forty (40) square feet and when the sign is not of a flashing, intermittently lighted, revolving or similarly lighted type. (Ord. No. 646, § 24, 11-3-75)

Section 2 HEIGHT REGULATIONS

No apartment building shall exceed two (2) standard stories in height, nor shall any accessory building exceed more than two (2) standard stories in height. (Ord. No. 646, § 24, 11-3-75)

Section 3 AREA REGULATIONS

1. **Front Yard.** There shall be a front yard having a minimum depth of thirty (30) feet, except where circular or similar entrance drives across the lot in front of the main building are used, in which event the minimum front yard shall be forty (40) feet, and no parking space or vehicle storage area shall be located closer to the front property line than thirty (30) feet.

2. **Side Yard Required.** There shall be a side yard on each side of the lot having minimum dimensions as follows:
 - (A) For two-family dwellings, the side yard requirements are the same as in the "D-1B" Duplex-1B Dwelling District, but in no case shall any side yard be less than five (5) feet in width.
 - (B) Where multiple-family dwellings or housing projects are arranged on a lot where the long dimension of any building is parallel to the side lot line, or where the long dimension of such building is parallel to another building in a project, a side yard of fifteen (15) feet shall be provided on each side of each building so that the walls of the buildings arranged as parallel structures shall be a minimum of thirty (30) feet apart and no balcony or canopy shall extend into such side yard or space for a distance greater than five (5) feet.
 - (C) For multiple-family dwellings which are arranged with the long dimension of the building parallel to the front lot line and where the building end adjacent and parallel to the side lot line does not exceed thirty-five (35) feet in width, a minimum side yard of ten (10) feet shall be provided.
 - (D) Where the end of a multiple-family dwelling or building does not exceed thirty-five (35) feet in width and is located opposite another building end or building side or exposed wall face and where such building ends or wall faces may be placed a minimum distance of ten (10) feet apart. Where openings for light, air or access exist in building ends or wall faces arranged as described above, the minimum distance between such ends or wall faces shall be twenty (20) feet.
 - (E) A side yard on a corner lot adjacent to a street shall be not less than thirty (30) feet, and no balcony or porch or any portion of the building may extend into such required side yard, except that a roof may overhang such side yard not to exceed five (5) feet.
3. **Rear Yard Required.** No main building may be constructed nearer than thirty (30) feet to the rear property line. Detached accessory buildings shall not exceed two (2) stories in height nor shall such structures be located closer than fifteen (15) feet to the main building, nor closer than five (5) feet to any rear lot line, nor closer than three (3) feet to any side lot line, nor closer than thirty (30) feet to any side street.

4. **Courts.** When an apartment building is erected so as to create inner courts, as defined in the section on definitions, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart, and no balcony or canopy shall extend into required court areas for a distance greater than five (5) feet.
5. **Area of Lot.** All buildings hereafter erected, enlarged, relocated, reconstructed or converted shall be located on lots containing the following areas:
 - (A) A lot on which there is erected or converted a two-family dwelling shall contain a minimum of seven thousand two hundred (7,200) square feet.
 - (B) A lot on which there is erected or converted a multiple-family dwelling shall contain a minimum of sixteen thousand (16,000) square feet, and a maximum of fourteen (14) dwelling units per acre shall be permitted on any one tract of land.
 - (C) Where a lot has less area than herein required and was of record prior to December 27, 1965, that lot may be used for single-family purposes.
6. **Width of Lot.** The minimum lot width for two-family and multiple-family dwellings shall be sixty (60) feet.
7. **Depth of Lot.** The minimum lot depth shall be one hundred ten (110) feet.
8. **Lot Coverage.** Not more than sixty per cent (60%) of the total area of the lot may be covered by the main building.
9. **Off-Street Parking.** Off-street parking requirements for one-family and duplex uses are the same as in the duplex regulations. Paved off-street parking shall be provided at a ratio of two (2) spaces per dwelling unit for multiple-family dwellings, and no such off-street parking space shall be located within four (4) feet of any building when such off-street parking spaces are located in a side yard. Whenever off-street parking spaces are located in the side yard, a curb or equivalent barrier shall be placed so as to prevent any vehicle from parking within a minimum distance of four (4) feet from the building. Places of public assembly shall provide off-street parking at the ratio of one (1) space per each three (3) seats.

10. **Area of Dwelling.** The average living area in all living units in any apartment building shall be not less than eight hundred (800) square feet per unit. The minimum size of any apartment shall be not less than the following:

Efficiency, four hundred fifty (450) square feet.

All others, six hundred (600) square feet.

11. **Single-Family and Two-Family Dwellings.** The area regulations applicable to the "D-1B" Duplex-1B Dwelling District, shall be applicable to all single-family and two-family dwellings located within "A-2" Apartment-2 Districts. (Ord. No. 646, § 24, 11-3-75; Ord. No. 676, § 2, 1-17-77; Ord. No. 747, § 2, 12-18-78)