

(E) *Minimum lot requirements.*

- (1) Area: 6,000 square feet;
- (2) Width: 50 feet measured at front setback line;
- (3) Depth: 60 feet;
- (4) Front yard: 30 feet or average depth of front yard. There shall be a front yard having a depth of not less than 25 feet, except that in a block where two or more residences have been erected facing the same street, the setback for remaining lots in that block fronting on the same street shall be determined by the average setback of existing buildings;
- (5) Rear yard: 20 feet; and
- (6) Side yard:
 - (a) Residential: there shall be a five foot side yard on each side of the principal structure; and
 - (b) Public and semi-public buildings: 25 feet.
(Prior Code, § 903.04)

§ 153.033 CENTRAL BUSINESS (C-1)

(A) *Purpose.* The general business district is intended to provide a district that will allow general retail and commercial uses to serve the existing population.

(B) *Permitted uses.*

- (1) Retail stores which usually do not require on-site vehicular pick-up, including but not limited to such uses as food, meat, drugs, clothing, art, jewelry, dry goods and notions, home supplies, paint and wallpaper stores and shops;
- (2) Professional and business offices, office buildings, offices for personal services and the like;
- (3) Restaurants, lunch counters and taverns;
- (4) Hotels;
- (5) Newspaper and job printing establishments;

- (6) Public buildings;
- (7) Private clubs;
- (8) Theaters, assembly halls and commercial recreation establishments;
- (9) Public and private parking lots;
- (10) Telephone exchange and public utility structures;
- (11) Wholesale business and storage incident to a permitted use;
- (12) Service establishments such as barber and beauty shops, laundry, dry-cleaning or dying, tailoring, dressmaking, shoe making and repair shops when those shops are primarily service or services and sales shops, and not manufacturing plants;
- (13) Banks, financial and lending institutions; and
- (14) Accessory uses incidental to the foregoing principal uses.

(C) *Conditional Uses.*

- (1) Automobile service stations; and
- (2) Multiple-family dwelling.

(D) *Building requirements.*

- (1) Minimum floor area; none, other than multiple-family dwellings as follows:
 - (a) One bedroom unit: 700 square feet per dwelling unit;
 - (b) Two bedroom unit: 900 square feet per dwelling unit; and
 - (c) Three bedroom unit: 1,100 square feet per dwelling unit.
- (2) Building height limit: all uses: three stories but less than 35 feet.
- (3) Maximum floor area ratio:
 - (a) Residential: 0.5; and
 - (b) Other: none.

(E) *Minimum lot requirements.*

(1) *Area.* Multiple-family dwellings:

- (a) Efficiency unit: 1,200 square feet;
- (b) One bedroom unit: 1,800 square feet;
- (c) Two, three and four bedroom unit: 2,500 square feet; and
- (d) Other uses: 1,500 square feet.

(2) *Width.*

- (a) Multiple-family dwellings: 50 feet; and
- (b) Other uses: 15 feet.

(3) *Depth.*

- (a) Multiple-family dwellings: 100 feet; and
- (b) Other uses: 60 feet.

(4) *Front yard.*

- (a) Multiple-family dwellings: 15 feet; and
- (b) Other uses: none.

(5) *Rear yard.*

- (a) Multiple-family dwellings: 25 feet; and
- (b) Other uses: 15 feet in.

(6) *Side yards.* Multiple-family.
(Prior Code, § 903.04)

§ 153.034 HIGHWAY BUSINESS (C-2)

(A) *Purpose.* A C-2 District is established to accommodate those types of businesses that are oriented to the traveling public and which benefit from access and visibility to the Highway.