

ARTICLE VII. - R-13 DISTRICT—ONE FAMILY RESIDENTIAL

Sec. 4-61. - Uses permitted.

Uses shall be permitted as set forth in chapter 3—Uses Permitted,
Sec. 4-62. - Height.

Buildings shall be a maximum of thirty-five (35) feet in height; provided that the height limit for any building may be increased to not more than forty-five (45) feet when side yards of not less than twenty-five (25) feet each are provided.

Sec. 4-63. - Lot area.

All lots shall be a minimum of twelve thousand (12,000) square feet with a minimum frontage of eighty (80) feet.

Sec. 4-64. - Dwelling area.

All dwellings shall contain a minimum of two thousand (2,000) square feet of heated living area; if an attached fully enclosed garage or porch on either end has the same type construction and exterior appearance as the dwelling, then two hundred (200) square feet of the floor area of either or both may be applied and considered a part of the two thousand (2,000) square feet, provided that screened-in porches shall not qualify for this credit.

Sec. 4-65. - Building setback regulations.

(1) *Front yard.* The front yard setback shall be a minimum of thirty (30) feet; however, lots of record prior to the adoption of this ordinance shall have a front yard equal to the average front yard in the block, but in no case less than twenty (20) feet; however, no such front yard need be more than sixty (60) feet.

Colleges and public or private schools as may be permitted in this section shall be set back at least fifty (50) feet from the front property line and at least thirty (30) feet from all other boundary lines of the property.

Religious facilities shall be set back at least thirty (30) feet from the front property line; parking within this setback shall be prohibited.

(2) *Side yard.* The depth of the two (2) side yards shall total at least twenty-five (25) percent of the lot width, measured at the front setback line. No individual side yard shall be less than ten (10) percent of the lot width unless the total side yard depth is required to be twenty-five (25) feet or more. In that case, one (1) of the side yards may be reduced to ten (10) feet in depth, with the balance of the twenty-five (25) percent located in the remaining side yard. Any side yard along the side street of a corner lot shall not be less than fifteen (15) feet.

Lots having a width of forty (40) feet or less and of record prior to January 27, 1960 may have a side yard of not less than five (5) feet on each side.

Religious facilities shall provide side yards, the total of which shall be twenty-five (25) percent of the lot width, with a minimum individual side yard of thirty (30) feet. Parking within ten (10) feet of the property line shall be prohibited.

- (3) *Rear yard.* The rear yard setback shall be a minimum of twenty (20) feet, provided if the depth of the lot is greater than seventy-five (75) feet, the required depth of the rear yards shall be increased by an amount equal to one-third ($1/3$) of the excess depth over seventy-five (75) feet; however, no such rear yard need be more than thirty-five (35) feet.

Religious facilities shall provide a rear yard of thirty (30) feet; parking within ten (10) feet of the property line shall be prohibited.

Secs. 4-66—4-70. - Reserved.