

- (A) front yard: depth, ten (10) feet or conform to existing setback within the block;
 - (B) side yard:
 - (i) a width of, five (5) feet each side, provided, however, no side yard shall be required where commercial uses abut side to side; provided further, in no case shall party walls be permitted between properties of separate ownership;
 - (ii) the width of a side yard abutting a major street shall equal the required depth of a front yard;
 - (C) rear yard: depth, five (5) feet.
- (3) The area, width and depth of lots shall provide adequate open space for off-street loading, unloading and/or for parking area and yards.
 - (4) In a PB-2 Zone, the minimum floor area ratio of any building or structure shall be five to one (5.0:1.0).

(Ord. 29-1974.)

(c) Nonconforming Uses. In a PB-2 Zone, continuance of nonconforming uses shall be in accordance with Chapter 7-303 of this Code, provided that such uses may not be expanded, enlarged or extended due to renovation, rehabilitation or rebuilding, beyond the height and area of the existing building or structure or the lot area upon which such use is located at the effective date of this section, as amended. (Ord. 29-1974.)

(d) Miscellaneous Provisions. All uses permitted in a PB-2 Zone which are deemed to be regulated uses pursuant to Section 7-327.5 shall be additionally subject to all prerequisites contained therein. (Ord. 31-1980.)

7-311.6 SPECIAL PLANNED DEVELOPMENT DISTRICT (SPD)

(a) Principal Uses. In a Special Planned Development District, the following uses shall be permitted in any building, whether existing, enlarged or newly constructed:

- (1) Planned Residential Developments approved pursuant to the provisions of Chapter 7-321.
- (2) one and two-family dwellings;

(Ord. 26-1977.)

- (3) churches and religious buildings; public, private or parochial schools offering courses in general education, accredited colleges; libraries; community assembly halls; also governmental

buildings and public utility buildings or structures, provided the Zoning Hearing Board, upon appeal, finds that their location is necessary to the service of the zone and approves the location and design. (Ord. 35-1985.)

- (4) publicly owned or publicly operated parks, play spaces and other recreational facilities with customary incidental buildings, structures and uses;
- (5) home occupations as defined and regulated in this Code. (Ord. 28-1978.)

(b) In a Special Planned Development District, the following uses shall be permitted only when contained entirely within an existing building:

- (1) laboratories (Biochemical and X-rays);
- (2) professional offices for the following: accountant, attorney-at-law, physician, osteopath, dentist, optometrist, optician, chiropractor, engineer, architect, landscape architect, city planner or other like professional person;
- (3) studios for the following: interior designer, photographer, or artist;
- (4) general commercial office use, provided that their use does not involve any retail activities. (Ord. 26-1977.)

(c) Special Exception. Uses that may be permitted by special exception, pursuant to the provisions of Chapter 7-305 hereinbefore, include the following:

- (1) any of the uses permitted in subsection (b) hereof, when contained partially or wholly within a new building, or an expansion or enlargement of an existing building; (Ord. 19-1985.)
- (2) public or private parking structures. (Ord. 4-1993.)

(d) Dimensional Requirements.

- (1) In an SPD Zone, no new building, structure, expansion or enlargement shall exceed forty-five (45) feet in height, and no new principal building or structure shall be less than twenty-five (25) feet in height; provided, however, that any new building, structure, expansion or enlargement authorized pursuant to either Chapter 7-321 or

Chapter 7-333 may be erected to the maximum height allowable under each of those specified chapters. (Ord. 26-1977.)

- (2) In a SPD Zone, each lot shall have front, side and rear yard setbacks of not less than the depth or width indicated below:
 - (A) front yard: minimum of fifty (50) feet along Front Street north of Reily Street; fifteen (15) feet or conforming to existing setbacks within the block elsewhere;
 - (B) side yard: width of not less than ten percent (10%) of the lot width. The width of a side yard abutting a major street shall be at least fifteen (15) feet;
 - (C) rear yard: depth of fifteen (15) feet or ten (10%) percent of the lot depth, whichever is greater.

(e) Signage. In a SPD Zone, only the following types of signs, subject to the restrictions attached there to, shall be permitted:

- (1) Wall signs having a maximum area of four (4) square feet or twenty percent (20%) of the signable wall area, whichever is less; no portion thereof shall be elevated higher than the first-story window lintel line or, if no first-story window lintels exist, not higher than ten (10) feet above grade; no portion thereof shall extend beyond the perimeter of said signable wall area.
- (2) Free-standing signs, as follows:
 - (A) permanently mounted free-standing signs having a maximum area of eight (8) square feet; no portion thereof shall be elevated higher than eight (8) feet above grade; no portion thereof shall extend closer than five (5) feet to any public sidewalk or other public right-of-way; and
 - (B) temporary real estate signs posted on property being offered for sale or lease and having a maximum area of six (6) square feet; no portion thereof shall be elevated higher than five (5) feet above grade; no portion thereof shall extend closer than five (5) feet to any public sidewalk or other public right-of-way; such signs shall be removed not later than one (1) day following settlement on the sale or lease of the property.
- (3) Permanent window and door signs having a maximum area not greater than fifteen percent (15%) of the glass area of any one window or door.

- (4) Only one (1) wall sign and only one (1) free standing sign shall be permitted on any building or lot.
- (5) There shall be no limit to the number of permanent window and door signs installed in accordance with the provisions stated herein.
- (6) Signs may be lighted by direct or indirect white light illumination only; no portion of any sign shall be luminous; in no case shall any flashing or pulsating light(s) be permitted in, on or about any sign which is visible from any public way, whether or not said light(s) are used for purposes of illumination or for purposes incidental to the communication content of the sign; all illumination sources shall be constructed and located so that no portion of an adjacent property shall be illuminated and so that no glare shall be visible to pedestrian or vehicular traffic upon any public right-of-way.
- (7) Except for temporary real estate signs, all signs may contain information regarding the property address, identification of building, use, or service offered therein, and names of persons or firms occupying the building only; no other advertising or communication content shall be permitted.

(Ord. 26-1977.)

(f) The following provisions shall apply to any lot or development which abuts the right-of-way of Front Street or any side street between Front and Second Streets:

- (1) No building, structure or use located within a SPD District shall be permitted under any circumstances to be extended, expanded or enlarged onto any land zoned residential pursuant to Chapter 7-309 of this Code, whether by application for Special Exception pursuant to the provisions of Chapter 7-305 or otherwise; provided, however, that this exclusion shall not apply to any residential use expressly permitted by right in both the SPD District and the adjoining residential zone.
- (2) The foregoing prohibition shall apply equally and completely to all buildings, structures and uses which are accessory or appurtenant to any building, structure or use located within the SPD District, including but not limited to accessory parking and driveways.