

cent of the area of an interior lot, nor in excess of thirty-five per cent (35%) of the area of a corner lot. No dwelling shall hereafter be erected on any lot of less than 12,000 square feet, except that a single family dwelling may be erected on any lot having an area of less than 12,000 square feet, provided that such lot shall have been duly recorded on the Records of Land County prior to the passage of this ordinance.

Section 5. "B" RESIDENCE DISTRICT REGULATIONS. The "B" Residence Regulations shall be identical with the "A" Residence Regulations, except that Lodging Houses and Boarding Houses shall be permitted, and that in lieu of such regulation, the regulation for the intensity of use of lot for the "B" Residence District shall be as follows:

"Intensity of Use of Lot: No building with its accessory buildings shall occupy in excess of thirty per cent (30%) of the area of an interior lot, nor in excess of thirty-five per cent (35%) of the area of a corner lot. No dwelling shall hereafter be erected on any lot of less than 7,260 square feet area, except that a single family dwelling may be erected on any lot having an area of less than 7,260 square feet, provided such a lot shall have been duly recorded prior to the passage of this ordinance."

Section 6. LOCAL BUSINESS DISTRICT REGULATIONS. Use: No building or premises shall be erected or altered, within any Local Business District, unless otherwise provided in this ordinance, except for the uses permitted in the Residence Districts and for the following uses:

- 1. Amusement Places.
2. Apartment buildings in accordance with building ordinance.
3. Auction Rooms.
4. Bakeries, employing not more than eight (8) persons.
5. Banks.
6. Barber Shops.
7. Battery Service Stations.
8. Catering Establishments.
9. Conservatories.
10. Comfort Stations.
11. Dancing Academies.
12. Dressmaking Establishments.
13. Dyeing and Cleaning Works, employing not more than five (5) persons.
14. Electric Repair Shops.
15. Employment Agencies.
16. Freight Stations.
17. Gasoline and Oil Stations, subject to the regulations of the present or hereafter adopted ordinances of the City of Highland Park.
18. Hotels and Boarding and Lodging Houses.
19. Institutions other than correctional institutions.
20. Laundries employing not more than eight (8) persons.
21. Laboratories.
22. Locksmith Shops.
23. Lodge Halls.
24. Messenger or Telegraph Service Stations.
25. Millinery Shops.
26. Offices.
27. Painting and Decorating Shops.
28. Photograph Galleries.
29. Plumbing Shops.
30. Police and Fire Department Stations.
31. Post Office.
32. Printing Shops.
33. Public Garages, subject to the regulations of the present or hereafter adopted ordinances of the City of Highland Park.
34. Railroad Passenger Stations.
35. Recreation Buildings and Structures.
36. Restaurants.
37. Roofing or Plastering Shops.
38. Sales or Show Rooms.
39. Sharpening or Grinding Shops.
40. Stores and Shops for the conduct of Retail business.
41. Shoe Repairing Shops.
42. Studios.
43. Tailor Shops, employing not more than five (5) persons.
44. Telephone Exchanges.
45. Tinsmithing Shops.
46. Tire Repairing Shops.
47. Undertaking Establishments.
48. Upholstering Shops.

Any building primarily used for any of the above enumerated uses may have not more than forty per cent (40%) of the floor area devoted to industry or storage purposes incidental to such primary use; provided, that not more than five (5) employees shall be engaged at any time on the premises in any such incidental use.

Apartment: No building, except buildings the street floor of which is used or designed to be used exclusively for business purposes, shall hereafter be erected within any local business district for use as an apartment building.

Height: No building shall hereafter be erected or altered to exceed forty-five (45) feet in height or three (3) stories.

Area: Rear Yard: There shall be a rear yard of not less than ten per cent (10%) of the depth of the lot, provided, however, such rear yard need not exceed ten (10) feet in depth. Side Yard: A side yard, if provided, shall be not less than five (5) feet wide. Outer Court: An outer court shall be not less than five (5) feet wide, nor less than one-sixth the length of such court from the closed end.

Inner Court: An inner court shall be not less than six (6) feet wide, nor shall its area be less than twice the square of its required least dimension.

Intensity of Use of Lot: No building with its accessory buildings, to be used for commercial purposes, shall occupy in excess of ninety per cent (90%) of the area of the lot; no building or part of building used for residential purposes shall be arranged, designed, intended, or used to accommodate more than forty-eight (48) families on any acre of ground, nor more than a proportional number of families on any fractional part of an acre of ground.

Section 7. COMMERCIAL DISTRICT REGULATIONS. Use: No building or premises shall be erected or altered, within any Commercial District unless otherwise provided in this ordinance, except for the uses permitted in the other districts, and the following uses:

- 1. Bakers employing more than eight (8) persons.
2. Blacksmith or Horseshoeing Shops.

- 3. Building Material Storage Yards.
4. Carting, Express, Hauling or Storage Yards.
5. Contractors' Plant or Storage Yards.
6. Coal, Coke, or Wood Yards.
7. Laundries, employing more than eight (8) persons.
8. Public Stables.
9. Public Service Buildings and Uses.
10. Lumber Yards.
11. Milk Bottling and Distributing Stations.
12. Stone Yards.
13. Storage Warehouses and Storage Yards.

14. Light Manufacturing Establishments of a nature which create no objectionable noise, odor, smoke, fumes, gas, vapor, or dust. Height: No building shall hereafter be erected or altered to exceed forty-five (45) feet in height or three stories.

Area: Rear Yard: There shall be a rear yard of not less than ten per cent (10%) of the depth of the lot, provided, however, such rear yard need not exceed ten (10) feet in depth. Side Yard: A side yard, if provided, shall be not less than three (3) feet wide.

Outer Court: An outer court shall be not less than five (5) feet wide, nor less than one-sixth the length of such court from the closed end.

Inner Court: An inner court shall be not less than six (6) feet wide, nor shall its area be less than twice the square of its required least dimension.

Intensity of Use of Lot: No building with its accessory buildings to be used for commercial or manufacturing purposes shall occupy in excess of ninety per cent (90%) of the area of the lot. Buildings or parts of buildings used wholly for residential purposes shall conform to the restrictions provided for such buildings in the Local Business Districts.

Section 8. NON-CONFORMING USES. The lawful use of a building or premises existing at the time of the adoption of this ordinance may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout the building or premises lawfully acquired previous to the adoption of this ordinance and on which such use is located. A non-conforming use may be changed to one of the same or higher classification according to the provisions of this ordinance, and whenever a district shall hereafter be changed, any then existing non-conforming use in such district may be continued or changed to a use of a similar or higher classification, provided all other regulations governing the new use are complied with. Whenever a non-conforming use of a building has been discontinued or changed to a higher classification or to a conforming use, such use shall not thereafter be changed to a use of lower classification.

Section 9. HEIGHT AND AREA EXCEPTIONS AND REGULATIONS. The foregoing requirements in the height regulations shall be subject to the following exceptions and regulations:

- 1. Buildings owned by public or semi-public organizations, or public service buildings, hotels, churches, hospitals, sanitariums, or schools may be erected to a height not exceeding sixty (60) feet, provided that if such building is located in a residence district it shall be set back from each property line at least one (1) foot for each foot of additional building height above the limit for the district, in addition to the other requirements of this ordinance.
2. Dwellings in the Residence District may be increased in height, but not more than ten (10) feet when two (2) side yards of not less than fifteen (15) feet each are provided. Such dwelling, however, shall not exceed three (3) stories in height.
3. Chimneys, cooling towers, elevator bulkheads, fire towers, monuments, pent houses, stacks, stage towers, or scenery, lofts, tanks, water towers, ornamental towers and spires, wireless towers, or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted ordinances of the City of Highland Park.

The foregoing requirements in the area regulations shall be subject to the following exceptions and regulations:

- 1. In the case of buildings upon lots running through from street to street, the requirements for a rear yard may be waived when such buildings comply with the percentage of lot occupancy by furnishing other open space in lieu of such required rear yard.
2. In computing the depth of a rear yard or the width of a side yard, an open court for any building where such yard or court opens onto an alley, one-half of the alley width may be assumed to be a portion of the yard or court.
3. Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for skylights above such yard or court, and except for the projection of sills, belt courses, cornices, and ornamental features.
4. Open or lattice enclosed fire escapes, fire-proof outside stairways, and balconies opening upon fire towers projecting into a yard not more than five (5) feet or into a court not more than three and one-half (3 1/2) feet, and the ordinary projections of chimneys and flues shall be permitted.
5. No yard, court or other open space provided about any building for the purpose of complying with the provisions of these regulations shall again be used as a yard, court or other space for another building.
6. In "A" and "B" Residence Districts no accessory buildings shall be located within ten (10) feet of its rear or side lot line where either such line forms part of the front half of the side line of an adjacent lot, but the foregoing rule shall not prohibit the erection of an accessory building eighty (80) feet or more from any street bounding the block.
7. On any corner lot where a front yard or side yard is required, no building, fence, hedge, or other obstruction shall be placed so as to obstruct the view across the corner from either street to the other street, on a line drawn between points eight (8) feet from the property corner on each street.

Section 10. BUILDING LINE SET BACK. No building shall be erected or altered in any "A" Residence District so as to place its street wall nearer than forty (40) feet from the street line; no building shall be erected or altered in any "B" Residence District so as to place its street wall nearer than twenty-five (25) feet from the street line; provided that— (a) Where a block is occupied or partially occupied by buildings which existed in the block at the time of the passage of this ordinance, the average of the distances of the street walls of buildings, from the street line, shall be the established building line; but no building shall be erected or altered in any case more than forty (40) feet in any "A" Residence District, nor more than thirty (30) feet in any "B" Residence District. (b) Where a lot on which a building line set back is required adjoins a district with a building line set back requirement, the buildings on said lot, for a distance of not more than fifty (50) feet from the District line, shall be required to observe only the provisions of the set back that would otherwise be required for said first lot.

(c) Where the continuation of the front line of one or more lots in a Local Business District or a Commercial District forms the front line of one or more lots in the same block in a Residence District, the buildings in the Business or Commercial District shall, along that frontage, conform to the set back requirements of the adjoining Residence District, but no business building shall be required by this section to set back more than fifteen feet from the street line in the residence part of the block.

(d) Where owners of all properties in a block petition in writing for the establishment of a building line different from that which would otherwise be established by the provisions of this section, the Board of Appeals may, after due notice and hearing, recommend to the City Council the adoption of the building line proposed by the petitioners.

Section 11. OCCUPANCY PERMITS. No land shall be occupied or used, and no building hereafter erected or altered shall be occupied or used in whole or in part for any purpose

whatsoever until a certificate shall have been issued by the Building Commissioner stating that the building and use comply with all the building and health laws and ordinances and the provisions of these regulations. No change of use shall be made in any building or part thereof now or hereafter erected or altered without a permit having been issued by the Building Commissioner, and no permit shall be issued to make such change unless it is in conformity with the provisions of this ordinance or amendments thereto hereafter duly enacted.

Nothing in this section shall prevent the continuance of the present occupancy or use of any existing building or premises except as may be necessary for safety of life and property.

Certificates for occupancy and compliance shall be applied for concurrently with the application for a building permit, and shall be issued within ten days after the lawful erection or alteration of such buildings shall have been completed. A record of all certificates shall be kept on file in the office of the Building Commissioner, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.

No permit for excavation for or the erection of any building shall be issued before application has been made for certificate of occupancy and compliance. No building or premises shall be occupied until such certificates shall be issued.

Section 12. PLATS. Each application for a building permit shall be accompanied by a plat in duplicate, drawn to a scale of ten (10) feet to the inch, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, 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 Commissioner.

Section 13. INTERPRETATION, PURPOSE, AND CONFLICT. In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals,

prosperity, and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any ordinance, rule, regulation, or permit previously adopted or issued, and not in conflict with any of the provisions of this ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises; nor is it intended by this ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open space than are imposed or required by such ordinances or agreements, the provisions of this ordinance shall control.

Section 14. THE COMPLETION OF BUILDINGS UNDER EXISTING PERMITS. Nothing herein contained shall require any change in the plans, construction, or designated use of a building for which a building permit has been heretofore issued or complete plans for which are on file with the Building Commissioner at the time of the passage of this ordinance, and a permit for the erection of which is issued within one month of the passage of this ordinance, and the construction of which, in either case, shall have been diligently prosecuted within three months of the date of such permit, and which entire building shall have been completed according to such plans as filed within one year from the date of the passage of the ordinance.

Section 15. VIOLATION, PENALTY, ENFORCEMENT. Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall, upon conviction, be fined not less than Ten Dollars (\$10.00) nor more than One Hundred Dollars (\$100.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. The Building Commissioner is hereby designated and authorized to enforce this ordinance.

Section 16. BOUNDARIES OF DISTRICTS. Where uncertainty exists with respect to the boundaries of the various Districts as shown on the

Zoning Map, the following rules shall apply:

(a) The District Boundaries are either streets or alleys, unless otherwise shown, and where the designations on the Zoning Map indicate that the various Districts are approximately bounded by street or alley lines, such lines of streets or alleys shall be construed to be the boundaries of such Districts.

(b) Where the District boundaries are not shown to be streets or alleys, and where the property has been or may hereafter be divided into blocks and lots, the District boundaries shall be construed to be lot lines, and where the designations on the Zoning Map indicate that the various Districts are approximately bounded by lot lines, such lot lines shall be construed to be the boundaries of such Districts.

(c) Where the District boundaries are not shown by the streets, or alleys, or lot or block lines, the District boundaries shall be determined by use of the scale shown on the map.

Section 17. VALIDITY. Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 18. CHANGES AND AMENDMENTS. The regulations imposed and the districts created by this ordinance may be amended from time to time by ordinance without submitting the amending ordinance to the voters of the City of Highland Park; Provided, however, that no such amendment shall be made without a hearing before the Zoning Commission, as provided by law.

Section 19. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 20. DATE OF EFFECT. This ordinance shall be in full force and effect from and after its passage, approval, and due publication.

FRANK L. CHENEY, Acting Mayor. Attest: V. C. MUSSER, Acting City Clerk. Passed January 8th, 1926. Approved March 10, 1926.

Advertisement for Chevrolet 645 car. Features include: 'The Coach \$645', 'for Economical Transportation', 'Carefully check the quality and equipment offered in the Improved Chevrolet Coach!', 'Government tax reduction on automobiles officially in effect on March 29 is allowed NOW on all purchases of Chevrolet cars.', 'WM. RUEHL & CO. 120 N. First St., Highland Park Phone Highland Park 1110', 'QUALITY AT LOW COST'. Includes a list of 'New Low Prices' for various models like Touring, Roadster, Coupe, Coach, Sedan, Landau, and Truck.