

1.4.4. Validity

Nothing in this Chapter shall be construed as establishing regulations or restrictions which are not uniform for each class or kind of buildings, structures, or land, and for each class or kind of use in each district.

Ord. No. S-260, 08/03/87

1.4.5. Effect of Invalidity

If it is determined by a court of competent jurisdiction that any provision of this Chapter is invalid as applying to any particular land, building or structure by reason of such land, building or structure having been placed in an excessively restrictive district, such land, building or structure shall thereby be zoned in the next least restrictive district created by this Chapter.

(Rev. Ords. 1973 §24-33)

Sec. 1.5. Rules of Measurement

1.5.1. Building Types

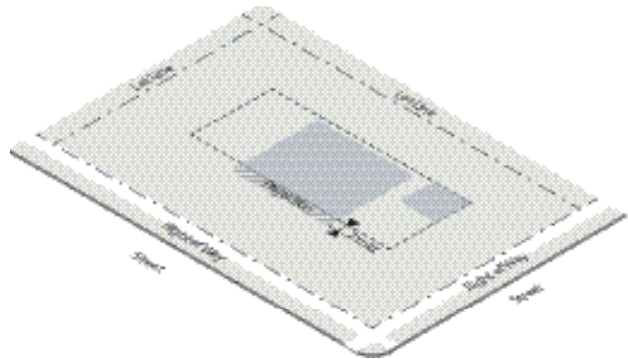
- A. **Single-Family, Detached.** A building or structure that contains only one dwelling unit.
- B. **Two-Family, Detached.** A building ~~or structure~~ that contains 2 dwelling units; and ~~contains is~~ either ~~a common floor-ceiling assembly between the upper and lower level dwelling units, or a common wall connector and a common roof connector, divided vertically so that units are side by side but separated by a shared wall or is divided horizontally so that one unit is above another.~~
 - 1. ~~Common Wall Connector. An interior wall that is shared by and separates the 2 dwelling units of a two-family dwelling and meets all of the following requirements:~~
 - a. ~~It is no less than 12 feet in length;~~
 - b. ~~It exists at the ground story level and is at least one story in height;~~
 - c. ~~It separates enclosed interior space in each of the dwelling units;~~
 - d. ~~It is designed to give the appearance that it connects the 2 dwelling units to each other;~~
 - 2. ~~Common Roof Connector. An exterior roof surface that meets all of the following requirements:~~
 - a. ~~It extends over the common wall a minimum of 12 feet over the interior spaces of each dwelling unit;~~
 - b. ~~The roofing material over each dwelling unit has identical materials and color;~~
 - c. ~~The roof surfaces do not have any vertical separation, subject to the following exceptions:~~
 - i. ~~A dormer shall not be deemed a vertical separation;~~
 - ii. ~~A vertical separation between the roof surface of 1 dwelling unit and the roof surface of the other dwelling unit may be allowed if all of the following conditions are met:~~

- a) ~~The difference between the mean grade slope of 1 dwelling unit and the mean grade slope of the other dwelling unit is more than 3 feet;~~
 - b) ~~The vertical separation between the roof surface of 1 dwelling unit and the roof surface of the other dwelling unit does not exceed the difference between the mean grade slope of each of the 2 dwelling units;~~
 - c) ~~The roof surfaces may have varied roof slopes, but if so, they shall conform to the requirements stated in paragraphs a) and b) above.~~
 - d. It is designed to give the appearance that it connects the 2 dwelling units to each other.
- C. **Single-Family, Attached.** A building or structure that either:
1. Contains 3 or more dwelling units, attached to one another at the ground level and each having a separate primary and secondary access at ground level; or
 2. Contains 2 dwelling units and is not a two-family detached dwelling.
- D. **Multi-Family.** A building or structure containing 3 or more dwelling units.
- E. **Dwelling Unit.** One or more rooms forming a habitable unit for 1 family, with facilities used or intended to be used, in whole or in part, for living, sleeping, cooking, eating and sanitation.

(Ord. No. X-38, 12/02/02)

1.5.2. Lot

- A. **Lot Line.** A division line between adjoining properties, including the division line between individual lots established by a plan filed in the registry of deeds, except that the line between land of the Commonwealth used as a aqueduct or land formerly an aqueduct now owned by the City and adjoining land shall not be termed a lot line.
- B. **Lot Area.** Lot area is the horizontal area included within the rear, side and front lot lines. Lot area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.
- C. **Lot Area Per Unit.** The minimum lot area required for each unit on the lot.
- D. **Lot Coverage.** The percentage of the lot area which is covered by buildings, including accessory buildings, except in the following cases:
1. The area covered by roof overhangs of up to 2 feet shall not be included in the calculation of lot coverage; and
 2. The lot coverage requirements contained in Sec. 3.1 shall not apply to the erection or construction of a private garage in connection with or accessory to a building which was in existence on December 27, 1922, and designed or used as a single- or two-family residence.



- E. **Lot Frontage.** The required lot frontage shall be measured on the street line, except in the following cases:
1. In the case of a lot on a street, the line of which has a curve with a radius of less than 200 feet, the required lot frontage shall be measured along the setback line;