

lines shall be determined by the use of the scale appearing on the Zoning District Map or by dimensions.

2. Where the boundary of a district follows a railroad line, such boundary shall be deemed to be located midway between the main tracks of said railroad line.

D. All territory which may hereafter be annexed to the City of La Salle shall be automatically classified in the "R-1" Single-Family District until otherwise changed by ordinance, after public hearing.

E. Whenever any street, alley, or other public way is vacated by official action of the City Council, the zoning district adjoining each side of such street, alley or public way shall be automatically extended to the center of such vacation, and all area included in the vacation shall then and henceforth be subject to all appropriate regulations of the extended districts.

F. All areas within the corporate limits of the City of La Salle, which are under water and not shown as included within any district, shall be subject to all of the regulations of the district which immediately adjoins the water area. Where said water area adjoins two or more districts, the boundaries of each district shall be construed to extend to the center of the water area.

SECTION IV—*Compliance with The Regulations*

A. Except as hereinafter specifically provided:

1. No land shall be used except for a purpose permitted in the districts in which it is located.

2. No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used, except for a use permitted in the district in which such building is located.

3. No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which such building is located.

4. No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which such building is located.

5. No building shall be erected, or structurally altered to the extent specifically provided hereinafter except in conformity with the off-street parking and loading regulations of the district in which such building is located.

6. The minimum yards, parking spaces, and open spaces, including lot area per family, required by this ordinance for each and every building existing at the time of passage of this ordinance or for any building hereafter erected, shall not be encroached upon or considered as part of the yard or parking space or open space required for any other building, nor shall any lot area be reduced below the requirements of this ordinance for the district in which such lot is located.

7. Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one main build-

ing on one lot except as specifically provided herein-after.

SECTION V—"R-1" Single-Family Residence District

A. The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section, are the regulations in the "R-1" Single-Family Residence District.

B. *Use Regulations:* A building or premises shall be used only for the following purposes:

1. One family dwelling.

2. Farming and truck gardening provided that any structure or enclosure for the shelter of livestock and poultry shall be located not less than 50 feet from any street or lot line.

3. Publicly owned or operated park, playground or community building, museum, library or art gallery, provided that any such building shall be located not less than 25 feet from any side lot line.

4. Church or other place of worship or Sunday School, provided that any such building shall be located not less than 20 feet from any side lot line.

5. Public school, elementary and high, or a private school having a curriculum the same as ordinarily given in a public school, provided that any such building shall be located not less than 40 feet from any side or rear lot line.

6. Country club or golf course, except miniature course or practice driving tee operated for commercial purposes.

7. Home occupation.

8. Accessory building or use, including a private garage customarily incident to the above uses, but not involving the conduct of a business.

9. A church or public bulletin board or temporary sign appertaining to the lease, hire or sale of a building or premises which bulletin board shall not exceed 20 square feet in area, nor shall a temporary sign exceed 50 square feet in area.

C. *Height and Area Regulations:* The height and area regulations set forth in Sections XIV and XV shall be observed.

D. *Parking Regulations:* Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION VI—"R-2" Single-Family Residence District

A. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the "R-2" Single-Family Residence District.

B. *Use Regulations:* The use regulations are the same as those in the "R-1" Single-Family Residence District.

C. *Height and Area Regulations:* The height and

area regulations set forth in Section XIV and XV shall be observed.

D. *Parking Regulations:* Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION VII—"R-3" Two-Family Residence District

A. The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section are the regulations in the "R-3" Two-Family Residence District.

B. *Use Regulations:* A building or premises shall be used only for the following purposes.

1. Any use permitted in the "R-1" Single-Family Residence District.

2. Two-Family dwelling.

C. *Height and Area Regulations:* The height and area regulations set forth in Sections XIV and XV shall be observed.

D. *Parking Regulations:* Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION VIII—"R-4" Multiple-Dwelling District

A. The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section are the regulations in the "R-4" Multiple-Dwelling District.

B. *Use Regulations:* A building or premises shall be used only for the following purposes:

1. Any use permitted in the "R-3" Two-Family Residence District.

2. Multiple dwelling.

3. Rooming or boarding house.

4. Institution of a religious, educational, eleemosynary or philanthropic nature, but not a penal or mental institution.

5. Hospital or sanatorium, except a criminal, mental or animal hospital.

6. Nursing or convalescent home.

7. Private club, fraternity, sorority or lodge, excepting one the chief activity of which is a service customarily carried on as a business.

8. Tourist home, when located on an officially designated Federal Highway.

9. Accessory building or use customarily incidental to any of the above uses, including a storage garage on a lot occupied by a multiple dwelling, hospital or institution.

C. *Height and Area Regulations:* The height and area requirements set forth in Sections XIV and XV shall be observed.

D. *Parking Regulations:* Off-street parking spaces

shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION IX—"C-1" Neighborhood Shopping District

A. The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section are the regulations in the "C-1" Neighborhood Shopping District.

B. *Use Regulations:* A building or premises shall be used only for the following purposes:

1. Any use permitted in the "R-4" Multiple-Dwelling District.

2. Advertising sign pertaining only to a use conducted within the building, and any sign or display in excess of 35 square feet in area shall be attached flat against a wall of the building or within 18 inches thereof, and in no case shall any sign or display project above the roof line.

3. Automobile parking lot.

4. Bank.

5. Display room for merchandise to be sold at wholesale where merchandise sold is stored elsewhere.

6. Clinic.

7. Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, dry cleaning and pressing and bakery with sale of bakery products on the premises and other uses of a similar character provided that no use permitted in this paragraph shall employ more than five persons in a single shift on the premises, not including employees whose principal duties are off the premises or temporary seasonal employees.

8. Filing station.

9. Offices and office buildings.

10. Personal service uses including barber shops, banks, beauty parlors, photographic or artist studios, messengers, taxicabs, newspaper or telegraphic service stations, dry cleaning receiving stations, restaurants, and other personal service uses of a similar character.

11. Private school.

12. Retail store, provided that in connection with such store, there shall be no slaughtering of animals or poultry on the premises.

13. Laundromat.

14. Florist shop or greenhouse.

15. Accessory buildings and uses.

C. *Height and Area Regulations:* The height and area regulations set forth in Sections XIV and XV shall be observed, and in addition every building or portion thereof used for dwelling purposes shall comply with the side and rear yard and lot area per family requirements of the "R-3" Two-Family Residence District.

D. *Parking and Loading Regulations:* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION X—"C-2" Commercial District

A. The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section are the regulations in the "C-2" Commercial District.

B. *Use Regulations:* A building or premises shall be used for the following purposes:

1. Any use permitted in the "C-1" Neighborhood Shopping District.
2. Advertising sign.
3. Billboard.
4. Automobile or trailer display and sales rooms.
5. Bowling Alley.
6. Business or commercial school.
7. Drive-in restaurant.
8. Dancing or music academy.
9. Farm implement display and sales room.
10. Hotel.
11. Milk distributing station.
12. Motor court or motel.
13. Parking or public garage.
14. Radio or television broadcasting station or studio.
15. Theatre.
16. Tourist home.
17. Undertaking establishment.
18. Veterinarian or animal hospital or riding academy.
19. Used car sales or storage lot.
20. When not employing more than ten persons on the premises:
 - Dyeing and cleaning establishment or laundry,
 - Painting, plumbing or tinsmithing shop,
 - Printing shop,
 - Tire sales and service, including vulcanizing,
 - Upholstering shop, not involving furniture manufacturing,
 - Any other general service or repair establishment of similar character.

C. *Height and Area Regulations:* The height and area regulations set forth in Sections XIV and XV shall be observed and in addition every building or portion thereof used for dwelling purposes shall comply with the side and rear yard and lot area per family requirements of the "R-4" Multiple Dwelling District.

D. *Parking and Loading Regulations:* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION XI—"C-3" Central Business District

A. The regulations set forth in this section or set forth elsewhere in this ordinance, when referred to

in this section, are the regulations in the "C-3" Central Business District.

B. *Use Regulations:* A building or premises shall be used only for the following purposes:

1. Any use permitted in the "C-2" Commercial District and without restriction as to the number of employees on the premises.
2. Frozen food locker.
3. Laboratory—experimental, film or testing.
4. Truck or transfer terminal or freight house or bus garage and repair shop.
5. Wholesale or distributing establishment, or warehouse or wholesale market.
6. Printing, publishing or engraving.
7. Service industry such as laundry, cleaning or dyeing establishment or similar use.
8. The manufacture, compounding, processing, packaging or treatment of such goods, materials and products as the following:

Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products—except fish and meat products, sauerkraut, vinegar, yeast and the rendering of fats and oils. Provided the above exceptions shall not apply to such operations ordinarily carried out in a frozen food locker.

Articles made from previously prepared materials such as: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, wax, wire, yarns and the like.

Musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.

Fabrication and repair of electric or neon signs or other commercial advertising structures, light sheet metal products, and the like.

9. Any other use of similar character which is not objectionable by reason of the emission of odor, dust, smoke, gas, fumes, noise or vibration or which is not specifically prohibited or regulated in Section XIII.

C. *Height and Area Regulations:* The height and area regulations set forth in Sections XIV and XV shall be observed and in addition every building or portion thereof used for dwelling purposes shall comply with the side and rear yard requirements of the "R-4" Multiple Dwelling District.

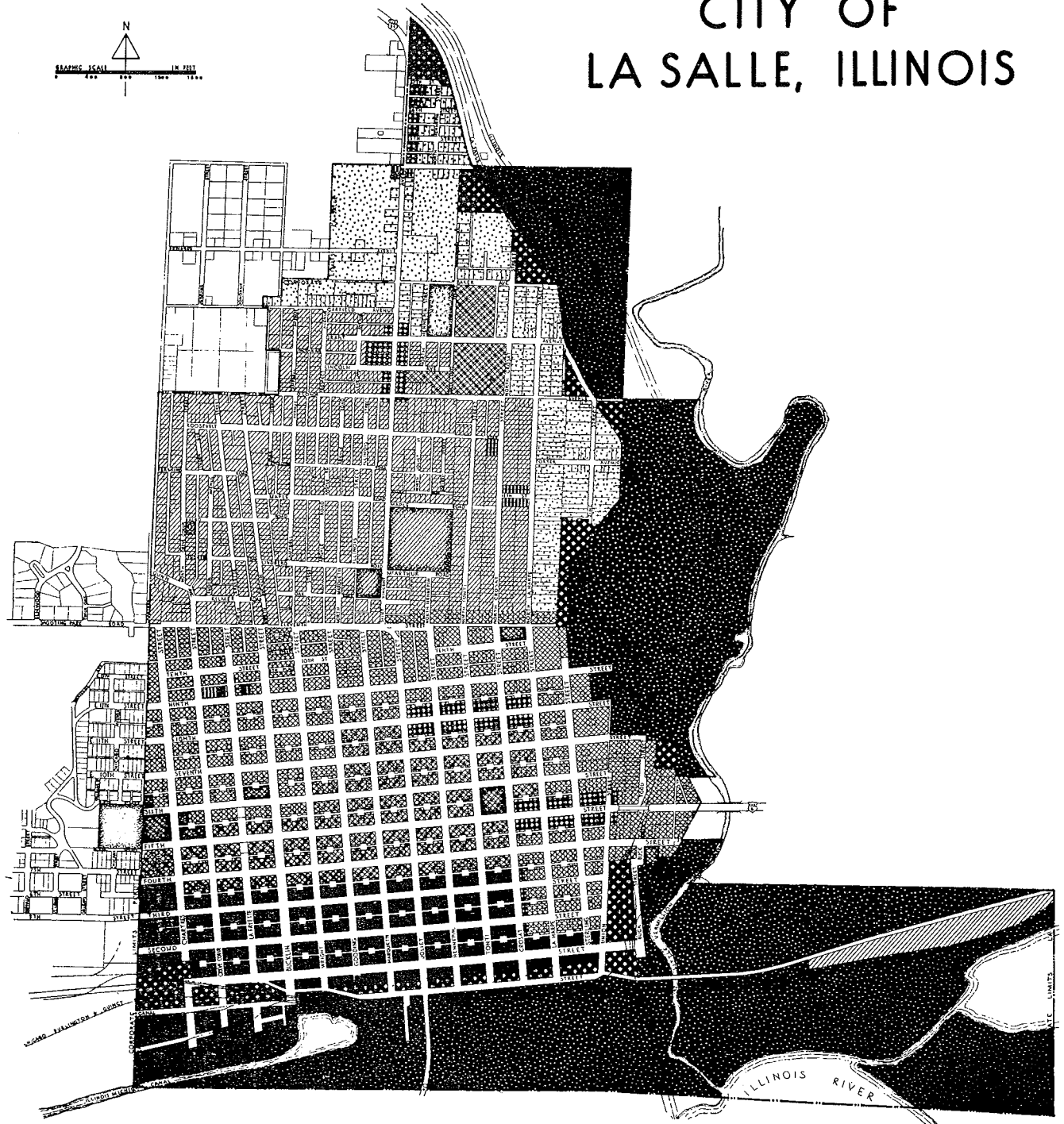
D. *Parking and Loading Regulations:* Off-street loading spaces shall be provided in accordance with the requirements of Section XVI.

SECTION XII—"M-1" Light Industrial District

A. The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section are the regulations in the "M-1" Light Industrial District.










B. *Use Regulations:* A building or premises shall be used only for the following purposes:

CITY OF LA SALLE, ILLINOIS



DISTRICT MAP

L E G E N D

-  R-1 SINGLE FAMILY RESIDENCE DISTRICT
-  R-2 SINGLE FAMILY RESIDENCE DISTRICT
-  R-3 TWO-FAMILY RESIDENCE DISTRICT
-  R-4 MULTIPLE DWELLING DISTRICT
-  C-1 NEIGHBORHOOD SHOPPING DISTRICT
-  C-2 COMMERCIAL DISTRICT
-  C-3 CENTRAL BUSINESS DISTRICT
-  M-1 LIGHT INDUSTRIAL DISTRICT
-  M-2 HEAVY INDUSTRIAL DISTRICT

CITY PLANNING COMMISSION
LA SALLE ILLINOIS

HARLAND BARTHOLOMEW AND ASSOCIATES
CITY PLANNERS, CIVIL ENGINEERS, LANDSCAPE ARCHITECTS
SAINT LOUIS, MISSOURI

1. Any use permitted in the "C-3" Central Business District.

2. Bottling works.

3. Carting, express, hauling or storage yard.

4. Contractor's yard.

5. Coal, coke or wood yard.

6. Auto wrecking yards and junk yards but only when the premises upon which such activities are conducted are wholly enclosed within a building or by a wooden fence not less than eight feet in height and in which the openings or cracks are less than fifteen percent of the total area.

7. Assembly and manufacture from prefabricated parts of household appliances, electronic products and similar products or the processing or assembling of parts for production of finished equipment.

8. Petroleum storage, but only after the location and treatment of the premises have been approved by the Chief of the Fire Department.

9. Drive-in theatres.

10. Sporting and athletic equipment manufacture.

11. Industrial and manufacturing plants where the process of manufacturing or treatment of materials is such that only a nominal amount of dust, odor, gas, smoke, or noise is emitted and not more than ten percent of the lot or tract is used for the open storage of products, materials or equipment.

C. *Height and Area Regulations:* The height and area regulations set forth in Sections XIV and XV shall be observed and in addition any building that may be used for dwelling purposes shall comply with the side and rear yard and lot area per family regulations of the "R-4" Multiple Dwelling District.

D. *Parking and Loading Regulations:* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION XIII—"M-2" Heavy Industrial District

A. The regulations set forth in this section or set forth elsewhere in this ordinance when referred to in this section are the regulations in the "M-2" Heavy Industrial District.

B. *Use Regulations:* Any building or premises may be used for any purpose not in conflict with any ordinance of the City of La Salle regulating nuisances; provided, however, that no building shall be erected, reconstructed, or structurally altered for residential purposes, except for resident watchmen and caretakers employed on the premises; and provided further that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the City Council after report by the Department of Public Works and the Chief of the Fire Department.

1. Acid manufacture.

2. Cement, lime, gypsum or plaster of paris manufacture.

3. Distillation of bones and glue manufacture.

4. Explosives manufacture or storage.

5. Fat rendering and fertilizer manufacture.

6. Garbage, offal, or dead animals, reduction or dumping.

7. Petroleum, or its products, refining of.

8. Smelting of tin, copper, zinc, or iron ores.

9. Stockyards or slaughter of animals.

C. *Height and Area Regulations:* The height and area regulations set forth in Sections XIV and XV shall be observed.

D. *Parking and Loading Regulations:* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Section XVI.

SECTION XIV—Table of Height and Area Requirements

The required height and area regulations are established and shown on the accompanying table which is Section XIV.

SECTION XV—Height and Area Exceptions and Modifications

A. *Height:* 1. The height regulations prescribed herein shall not apply to television and radio towers, church spires, belfries, monuments, tanks, water and fire towers, stage towers or scenery lofts, cooling towers, ornamental towers and spires, chimneys, elevator bulkheads, smokestacks, conveyors and flag poles.

2. Public, semi-public or public service buildings, hospitals, institutions or schools, where permitted, may be erected to a height not exceeding 60 feet and churches and temples may be erected to a height not exceeding 75 feet when the required side and rear yards are each increased by one foot for each foot of additional building height above the height regulations for the district in which the building is located.

3. The limitation on number of stories shall not apply to buildings used exclusively for storage purposes provided such buildings do not exceed the height in feet permitted in the district in which they are located.

B. *Front Yards:* 1. When 40 percent or more of the frontage on one side of the street between two intersecting streets is improved with buildings that have a front yard which is greater or less than the required front yard in the district, no building shall project beyond the average front yard so established.

2. On lots having double frontage the required front yard shall be provided on both streets.

3. In a residential district no fence, structure or planting higher than three and one-half feet above the established street grades shall be established within 20 feet of any street intersection.

4. An open, uncovered porch or paved terrace may project into a required front yard for a distance of not more than 10 feet. An enclosed vestibule or fixed canopy with a floor area of not more than 40 square

SECTION XIV—Height and Area Requirements

DISTRICT—	Maximum Height of Buildings Stories	Minimum Depth of Front Yard In Feet	Minimum Width of Either Side Yard In Feet	Aggregate Width of Side Yards In Feet	Minimum Depth of Rear Yard In Feet	Minimum Lot Area Per Family In Square Feet	Minimum Lot Width In Feet
"R-1" Single-Family Residence	2½	30	7	14	35	7,500	60
"R-2" Single Family Residence	2½	25	5	12	30	6,000	50
"R-3" Two-Family Residence	2½	25	5	12	25	5,000 1-Family	50
"R-4" Multiple Dwelling	3	25	5	12 (2)	25	2,500 2-Family 5,000 1-Family 2,500 2-Family	50
"C-1" Neighborhood Shopping	2	25	None (3)	—	None (4)	1,500 Multiple Dwelling	—
"C-2" Commercial	3	25	None (3)	—	None (4)	Same as "R-4" District	—
"C-3" Central Business	12	None	None	—	None	Same as "R-4" District 500	—
"M-1" Light Industrial	10	25	None (3)	—	None (4)	Same as "R-4" District	—
"M-2" Heavy Industrial	10	25	None (3)	—	None (4)	Residences Not Permitted	—

- (1) A building may be erected to a height of 6 stories and 75 feet if set back from all required yard lines a distance of one foot for each foot of additional height above 45 feet.
- (2) For buildings of less than 3 stories in height. For three-story buildings side yards of 8 feet each shall be required.
- (3) No side yard required except on the side of a lot adjoining a Residence District, in which case a side yard of not less than 5 feet shall be provided in any "C" District and of not less than 10 feet in any "M" District.
- (4) No rear yard required except on the rear of a lot adjoining a Residence District, in which case a rear yard of not less than 25 feet shall be provided.
- (5) Whenever a building in an "M" District adjoins or abuts an "R" District, within 100 feet therefrom, such building shall not exceed 3 stories or 45 feet in height unless it is set back one foot from the required side and rear yard lines for each foot of additional height above 45 feet.

feet may project into a required front yard for a distance not to exceed four feet.

5. Filling station pumps and pump islands may be located within a required yard provided they are not less than 15 feet from any street line and not less than 50 feet from the boundary of any "R" District.

6. Off-street parking facilities may be located within the required front yard of any "C" or "M" District but shall not be nearer than 50 feet to any "R" District and no off-street parking shall be permitted in the required front yard of any "R" District.

C. *Side Yards:* 1. On a corner lot the width of the yard along the side street shall not be less than any required front yard on such street, provided, however, that the buildable width of a lot of record shall not be reduced to less than 32 feet.

2. No accessory building shall project beyond a required yard line along any street.

3. Where dwelling units are erected above a commercial establishment no side yard is required except when required for the commercial building on the side of a lot adjoining a residence district.

4. A porte-cochere or canopy may project into a required side yard provided every part of such porte-cochere or canopy is unenclosed and not less than five feet from any side lot line.

5. For the purpose of side yard regulations, a two-family dwelling or multiple dwelling shall be considered as one building occupying one lot.

6. Where a lot of record at the time of the effective date of this ordinance is less than 40 feet in width the required side yard may be reduced to 10 percent of the width of the lot, provided, however, that no side yard shall be less than three feet.

7. One directional or name sign or sign advertising products sold on the premises may occupy required yards in a district where such sign is permitted by the use regulation of this Ordinance, provided such sign is not more than 35 square feet in area and in the "C-1" Commercial District, does not contain flashing, intermittent nor moving illumination.

D. *Rear Yards:* 1. Where a lot abuts upon an alley, one-half the alley width may be considered as part of the required rear yard.

2. An accessory building not exceeding 20 feet in height may occupy not to exceed 30 percent and unenclosed parking spaces may occupy not to exceed 90 percent of the area of a required rear yard but no accessory building shall be closer than 10 feet to the main building nor closer than three feet to any rear lot line.

3. The ordinary projections of sills, belt courses, cornices and ornamental features may extend to a distance not to exceed 18 inches into a required yard.

4. Open or lattice-enclosed fire escapes, outside stairway and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a rear yard may be permitted by the Building Inspector for a distance not to exceed five feet when these are so placed as not to obstruct light and ventilation.

E. *Lot Area Per Family:* Where a lot of record at the time of the effective date of this ordinance has less area or width than herein required in the district in which it is located, and the owner of such lot does not own any other parcel or tract adjacent thereto, said lot may nonetheless be used for a one-family dwelling or for any non-dwelling use permitted in the district in which it is located.

SECTION XVI—*Off-Street Parking and Loading Requirements*

A. In all districts there shall be provided at the time any building or structure is erected or structurally altered (except as specified in Sub-section B of this Section), off-street parking spaces in accordance with the following requirements, provided, however, that no off-street parking need be provided for any of these uses when they are located in the "C-3" Central Business District.

1. Dwellings, including single and two-family and multiple: one parking space for each dwelling unit.

2. Rooming, lodging or boarding house: one parking space for each two sleeping rooms.

3. Fraternity or sorority: one parking space for each six beds.

4. Private club or lodge: one parking space for every ten members.

5. Church or temple: one parking space for each eight seats in the main auditorium.

6. School (except high school or college): one parking space for each ten seats in the auditorium or main assembly room, or one space for each classroom, whichever is greater.

7. College or high schools: one parking space for each eight seats in the main auditorium or three spaces for each classroom, whichever is greater.

8. Country club or golf club: one parking space for each five members.

9. Community center, library, museum, or art gallery: ten parking spaces plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet.

10. Hospital: one parking space for each four beds.

11. Sanitorium, convalescent home, home for the aged or similar institution: one parking space for each six beds.

12. Theatre or auditorium (except school): one parking space for each five seats or bench seating spaces.

13. Sports arena, stadium, or gymnasium: one parking space for each five seats or seating spaces.

14. Hotel: one parking space for each three sleeping rooms or suites plus one space for each 200 square feet of commercial floor area contained therein.

15. Tourist home, cabin or motel: one parking space for each sleeping room or suite.

16. Dance hall, assembly or exhibition hall without fixed seats: one parking space for each 100 square feet of floor area used therefor.

17. Business or professional office, studio, bank, medical or dental clinic: three parking spaces plus one additional parking space for each 400 square feet of floor area over 1,000.

18. Bowling alley: five parking spaces for each alley.

19. Mortuary or funeral home: one parking space for each 50 square feet of floor space in slumber rooms, parlors or individual funeral service rooms.

20. Restaurants, night club, cafe or similar recreation or amusement establishment: one parking space for each 100 square feet of floor area.

21. Retail store or personal service establishment, except as otherwise specified herein: one parking space for each 200 square feet of floor area.

22. Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service shop: two parking spaces for each 300 square feet of floor area over 1,000.

23. Printing or plumbing shop or similar service establishment: one parking space for each three persons employed therein.

24. Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse or similar establishment: one parking space for each two employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.

B. In computing the number of such parking spaces required, the following rules shall govern:

1. "Floor area" shall mean the gross floor area of a specific use.

2. Where fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.

3. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

4. Whenever a building or use constructed or established after the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this ordinance is enlarged to the extent of 50 percent or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

5. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

C. All parking spaces required herein shall be located on the same lot with the building or use

served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not to exceed 300 feet from an institutional building served and not to exceed 500 feet from any other non-residential building served.

1. Not more than 50 percent of the parking spaces required for (a) theatres, bowling alleys, dance halls, night clubs or cafes, and up to 100 percent of the parking spaces required for a church or school auditorium may be provided and used jointly by (b) banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in (a); provided, however, that written agreement thereto is properly executed and filed as specified below.

2. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement to assure their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form and executed by the Corporation Counsel and shall be filed with the application for a building permit.

D. Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary, or any other use similarly involving the receipt of or distribution by vehicles of materials or merchandise, shall provide and maintain on the same premises loading space in accordance with the following requirements:

1. In the "C-1" and "C-2" Shopping and Commercial Districts and in the "M-1" and "M-2" Industrial Districts one loading space for each 10,000 square feet or fraction thereof, of floor area in the building.

2. In the "C-3" Central Business District, one loading space for the first 5,000 to 15,000 square feet of floor area in the building and one additional loading space for each 15,000 square feet or fraction thereof, of floor area in excess of 15,000 square feet.

SECTION XVII—*Special Use Regulations*

A. *Special Uses.* 1. The City Council by an affirmative two-thirds vote may by resolution grant a special permit for the following special uses in any district, except as herein qualified, for which they are otherwise prohibited by this ordinance, and may impose appropriate conditions and safeguards, including a specified period of time for the permit, to protect the Comprehensive Plan and to conserve and protect property and property values in the neighborhood:

(a) Airport, landing field or landing strip for aircraft.

(b) Amusement park, but not within 300 feet of any "R" District.

(c) Cemetery or mausoleum.

(d) Circus or carnival grounds, but not within 300 feet of any "R" District.