

## ARTICLE 37

### PROVISIONS AFFECTING AREA, YARDS AND COURTS

#### SECTION 3701 MINIMUM FLOOR AREA FOR DWELLINGS

The minimum total above-ground, finished floor area for single family detached dwellings shall be 1200 square feet for a one (1) or one and a half (1.5) story dwelling and 1500 square feet for a two (2) story or more dwelling.

#### SECTION 3702 STREET FRONTAGE REQUIRED

Except as permitted by other provisions of the Zoning Resolution, no lot or parcel shall contain any building used in whole or in part for residential purpose unless the front lot line of such lot abuts fully on a dedicated street as defined in subsection 219.12 of this Zoning Resolution. There shall be not more than one principal building for each lot. Each lot shall meet the frontage requirements of the zoning district in which it is located. For purposes of the minimum frontage requirements, said frontage shall be contiguous and uninterrupted.

#### SECTION 3703 TRAFFIC VISIBILITY ACROSS CORNER LOTS

In any district on any corner lot, no fence or planting shall be erected or maintained within twenty (20) feet of the right-of-way line if it interferes with traffic visibility across the corner.

#### SECTION 3704 REDUCTION OF AREA OR SPACE

No lot, yard, court, parking area or other space shall be reduced in area or dimension, thereby making said area or dimension less than the minimum required by this Zoning Resolution; and, if already less than the minimum required by this Zoning Resolution, said area or dimension shall not be further reduced. No part of a yard, court, parking area, or other space provided about, or for, any building or structure for the purpose of complying with the provisions of this Zoning Resolution shall be included as part of a yard, court, parking area or other space required under this Zoning Resolution, for another building or structure.

#### SECTION 3705 OFF-STREET PARKING AND LOADING

In any district, spaces for off-street parking and for loading or unloading shall be provided in accordance with the provisions of Articles 42 and 43.