

## CHAPTER 1292 SUPPLEMENTARY REGULATIONS

### Section 1292.01 Conversion of Dwellings

The conversion of any building into a dwelling, or the conversion of any dwelling so as to accommodate an increased number of dwelling units or families, shall be permitted only within a district in which a new building for similar occupancy would be permitted under this Zoning Code, and only when the resulting occupancy will comply with the requirements governing new construction in such district with respect to minimum lot size, lot area per dwelling unit, percentage of lot coverage, dimensions of yards and other open spaces, and off-street parking. Each conversion shall be subject also to such further requirements, applicable to the particular district, as may be specified in this Zoning Code.

### Section 1292.02 Rear Dwellings

No building, in the rear of a principal building on the same lot, shall be used for residential purposes unless it is located in an R-4, B-1, B-2 or B-3 District.

### Section 1292.03 Dwelling Groups

A zoning certificate for the erection of a dwelling group (two or more detached dwellings located on a parcel of land under one ownership and having a common yard), in those districts where permitted, may be issued by the Zoning Administrative Officer, provided such dwelling group conforms to all of the following conditions and requirements:

- A. The lot and floor area per family of each unit in the dwelling group shall meet or exceed the requirements of zoning district in which it is located.
- B. The entire land area is owned by one single property owner, either an individual, partnership, corporation, or, association in the case of a condominium project, an association.
- C. The distance between any buildings and the nearest lot lines, other than a front line, shall be not less than the rear yard requirement of the zoning district in which it is located.
- D. Except as modified in this Section, such dwelling group shall conform to all the requirements of this Zoning Code for the district in which it is to be located.

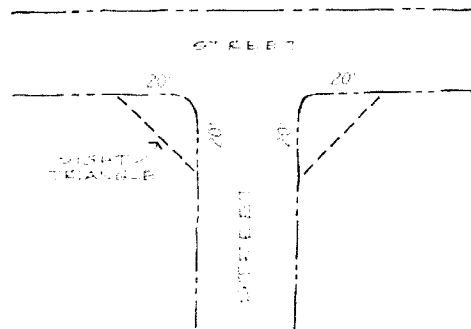
### Section 1292.04 Private Swimming Pools

- A. Except as provided in division (B) of this Section, a private swimming pool, as regulated herein, shall be any pool, pond, lake or open tank not located within a completely enclosed building, and containing or normally capable of containing water to a depth at any point greater than one and one-half feet, but not including rivers, streams, open ditches or man-made earthen basins or ponds which are designed, built and maintained for the primary purpose of storing or retaining stormwater, as required and provided in Section 1248.05(a). No such pool shall be allowed in any A-~~or~~R District, except as an accessory use and then only if it complies with the following conditions and requirements:
  1. The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located for noncommercial uses, and it may not be located closer than 20 feet to the principal use of any property on which it is located, nor located in any front yard.

2. In any district, a pool, or the entire property on which it is located, shall be so walled or enclosed by a chain-link fence or equivalent, not less than six feet in height have a self closing, self locking gate and latch, maintained in good condition, as to prevent uncontrolled access by children or others from the street or from adjacent properties.
- B. A temporary private swimming pool, as regulated herein, shall be any inflatable pool intended for the sole use and enjoyment of the occupants of the principal use of the property on which it is located, for noncommercial uses, which has a minimum water depth of 18 inches and a maximum water depth of 30 inches and a maximum total surface area of 350 square feet. No such pool shall be allowed in any District, except as an accessory use and then only if it complies with the following conditions and requirements:
1. No temporary private swimming pool shall be located in any front yard.
  2. Zoning setback requirements shall apply to any temporary private swimming pool.
  3. A temporary private swimming pool shall not be subject to division (A)(2) of this section and shall not be subject to the 20-foot requirement as contained in division (A)(1) of this section.
  4. Any temporary private swimming pool with a water depth of 24 inches or more shall be securely covered when not in use.
  5. No temporary private swimming pool shall be installed prior to May 1 of each calendar year and any temporary private swimming pool shall be removed by October 1 of the same calendar year in which it is installed.

**Section 1292.05 Traffic Visibility Across Corner Lots**

On any corner lot in any district, no fence, structure or planting shall be erected or maintained within a sight triangle, twenty feet of the edge of the pavement at the intersection, and more than three and one-half feet above the curb or street grade, or so as to interfere with traffic visibility across the corner.



**Section 1292.06 Essential Services**

Essential services, as defined in Section 1250.10(61), shall be permitted as authorized and regulated by law and other ordinances of the City, it being the intention hereof to exempt such essential services from the application of this Zoning Code.