

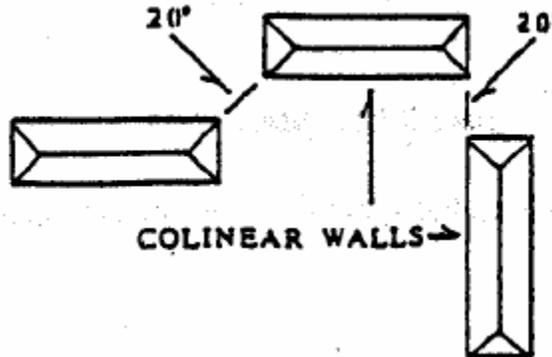
the required minimum lot area shall be the total required for all dwelling units, (b) each building is setback a distance equal to or greater than the side or rear yard specified for the dwelling type and (c) the following minimum distance requirements between apartment house, garden apartment and row house buildings on the lot are met.

The minimum horizontal distance between (a) facing walls of two or more buildings on a lot or on two or more abutting lots under single ownership, or (b) facing walls of the same building, shall be as specified below. For the purpose of this Section, facing walls shall mean (a) two or more walls opposite to and parallel with one another, or (b) wall lines, or wall lines extended of opposite walls intersecting at angles of less than sixty (60) degrees.

(a) For apartment houses where one or both facing walls contain a window or windows, such distance shall be no less than forty-five (45) feet; for garden apartments and row houses where one or both facing walls contain a window or windows, such distance shall be no less than thirty-five (35) feet.

(b) Where neither of the facing walls of an apartment house, garden apartment or row house contains a window or windows, such distance shall be no less than twenty (20) feet.

The minimum horizontal distances of separation specified above shall be reduced to twenty (20) feet between the corners of two buildings where no exterior wall of one building lies such that it can be intersected by a line drawn perpendicular to any exterior wall of the other building, other than such a line that results from collinear exterior walls, as illustrated below.



SEPARATION OF BUILDINGS WITHOUT FACING WALLS

- (2) Maximum Length of Buildings. No apartment house, garden apartment or row house or other building shall exceed two hundred (200) feet in length.
- (3) Screening from RA Zoning Districts. All side and rear property lines abutting single family residential districts (RA) shall be screened from view from adjacent property by an approved screen or landscaped buffer of twenty-five (25) feet in width planted in accordance with Section 8.D. The buffer yard shall be completely covered with vegetative ground cover and shall include a row or rows, as necessary, of view restrictive evergreen trees planted at a minimum height of six (6) feet along the full length of the rear and side property lines, unless waived as provided for below. All plantings and vegetative ground cover shall be maintained and any required plant material which dies shall be replaced as soon as possible but no later than the next planting season. Upon determination by the Department of Planning and Zoning or, in the case of a special exception, the Planning Commission, these screening and/or buffer yard planting requirements may be waived to the extent that topography and/or existing vegetation provides a year round view restrictive screen as effective as the screening and buffer yard criteria required herein.

d. Existing Buildings and Uses.