

ZONING LAW

Chapter 1. GENERAL

1. Short title of chapters. – Chapters 1 – 5 of this Title shall be Known as the zoning Act of 1958. [Added.L.1957- 58, Ch. XLVI, 1st Sent, eff. Mar. 21, 1958.]
2. Application of Act.—The provisions of the zoning Act of 1958 Shall regulate the location and use of buildings and structure, The nature and extent of the uses of land, and the density of Population within the Commonwealth District of Monrovia, Montserrado County, Republic of Liberia. They may be extended to any or all other Municipalities within the republic and shall serve as a model for zoning Regulations for other municipalities. [Added. L. 1957-58, ch. XLVI, 2nd par. eff. Mar.21, 1958.]

3. Definitions.

1. Except when specifically defined herein, all words used in Chapters 1-5 of this Title shall have the meanings assigned to them in the building- code developed by The division of Architectural Planning and Designs in the Government Housing Bureau of the Department of Public Works and Utilities; or, in the absence of such Definitions, they shall carry their customary meanings.
2. Words used in the present tense include the future tense, the singular includes the plural and the plural include the singular. The word “lot” includes “plot,” and the word “shall” be interpreted as if following by the words or intended arranged, or designed to be occupied or used.
3. The word listed below shall have the meaning assigned:
 - a) Accessory building: A building or structure subordinate to and located on the same lot with, a main building and designed, intended or used for an accessory use.
 - b) Accessory use: use of a building lot or portions thereof which use is customarily incidental and subordinated to the principal use of the main building of lot.

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- c) Alley: A publicly or privately owned thoroughfare less than ten feet and not more than twenty-two feet in width.
- d) Alteration of building: Any change, addition, or modification in construction or arrangement, any change in use from that of one district classification to another, or any removal of a building from one location to another.
- e) Boarding house: A dwelling in which more than four people are sheltered or fed for profit for a consecutive period exceeding seven days in any one calendar year.
- f) Block: consisting of 4 lots at measurement of 82.5 feet each. The length of a street between two street intersections.

- g) Center line of a street: A line midway between and parallel to the two curbs or property lines, as established by the Department of Public Works and Utilities.
- h) Clubhouse: A building to house a club or social organization not organized or conducted for profit, which is used exclusively for such purpose; provided, however, that such clubhouse is not an adjunct to or operated by or in conjunction with a public tavern, café, or other place of business.
- i) Court: An open, unoccupied space, other than a yard, on the same lot with a building or on the same parcel with a group of buildings, bounded on two or more sides by the walls of such building or buildings, every part of which space is clear and unobstructed from its lowest point to the sky. (1) An outer court is one which opens for its full width into the yard or onto a street. The depth of an outer court is the greatest horizontal dimension at right angles from the yard or street upon which such court opens to the face of the opposite building or wall. The width of an outer court is its least horizontal dimension measured at right angles to its depth.
- j) Corner lot: A lot fronting on two streets at their intersection. The owner, when first applying for a building permit, shall designate which of the two streets is to be the principal frontage for the purpose of establishing the front, rear, and side yard requirements of the lot.
- k) Curb level: The mean street grade as established by the by the department of Public works and Utilities, or in the absence of an established grade, the mean level of the existing curb or of the lot at the street line.

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- I. Dwelling: any building or portion thereof which is designed or use exclusively for residential purpose. (m) Dwelling single family: A one dwelling unit detached house consisting of or intended to common with an adjacent house or building on party wall or walls in common with an adjacent house or building. (n) welling ,two – Family: A house consisting of or intended to contain not more than two dwelling unit arranged one above the other or side by side with a common wall between the two adjacent swelling units.
 - l) Dwelling: Any building or portion thereof which is designed or used exclusively for residential purposes.
 - m) Dwelling, single family: A one-family detached house consisting of or intended to contain only one dwelling unit and having no part wall or walls in common with an adjacent house or building.
 - n) Dwelling, two-family: A house consisting of or intended to contain not more than two dwelling units arranged one above the other or side by side with a common wall between the two adjacent dwelling units.
 - o) Dwelling apartment: A building or any part thereof containing or intended to contain three or more separate dwelling units with or without common access facilities.
 - p) Dwelling joint occupancy: A building designed or intended both for residential use, other than transient and for a non -customarily incidental to dwellings.
 - q) Dwelling unit: The dwelling accommodation occupied or intended to be occupied as a residence by one family only.
 - r) Family: Any number of persons whether related to each other legally or not, living together as a single housekeeping unit including servants, but in on case shall a lodging or boarding house is classified as a single housekeeping units.

- s) Fireproof construction' construction in which all structural member and walls are of approved non-combustible material and floors and roof have a fire resistance rating of not less than 3 hours.
- t) Garage private: A building designed for the stronger of not more than three non-commercial motor vehicles in which no business service or industry is conducted or rendered. Whenever a so called carport is substituted for a garage, such carport shall conform to all requirements of this act which apply to garage as well as of all other applicable acts.
- u) Garage public: A garage conducted as a business .the rental of a storage space for more than two cars not cars owned by person residential on the premises shall be deemed for a use.

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- v) Height of building: the vertical distance from the curb level at the center of the building to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof and to the main level of the slope of the roof for gabled, hip, and gambrel roofs. For buildings set back from the street line the height of the building may be measured from the average ground elevation of finished grade along the front of the building.
- w) Lot: A parcel of land of approved size and dimension, duly recorded and described, occupied or proposed for occupancy by one or more main buildings and accessory buildings, and including the open spaces required by this Act, which parcel of land has its principal frontage on a public street or on a private street of record at the time of the effective date of this Act.
- x) Main street: The street upon which the majority of the lots within a block are fronted or any street so designated by the Department of Public Works and Utilities.
- y) Off-street parking facility: A "parking area" or a "parking garage," as herein defined, for the parking of passenger vehicles of the occupants, employees, visitors, and patrons of specified types of buildings.
- z) Parking area: An open, off-street land area, including parking spaces and access and egress drives or aisles, exclusively used or required under this Act for parking of automobiles or other vehicles, in which area no gasoline or automobile accessories are sold and no other business is conducted.
- aa) Parking garage: Any building or structure used for parking motor driven vehicles in connection with or in lieu of required off street parking area, at which building or structure automobile fuels and oils are not sold and more driven vehicles are not equipped, repaired, hired, or sold.
- bb) Sign: Any structure or part thereof or device attached thereto or painted or represented thereon, which displays or includes any letter, word, model banner, flag, pennant, insignia, device, or representation used as, or which is in the nature of, an announcement, direction,

or advertisement. For the purpose of this ordinance the word “sign” includes “billboard” but does not include the flag, pennant, or insignia of any nation, state, city, or other political unit, or of any political, educational, charitable,

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- cc) Philanthropic, civic, professional, religious, or like campaign, drive, movement, or event.

- dd) Sign, advertising: A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises.
- ee) Sign business: A sign which directs attention to a business or profession conducted upon the premises. a for or to rent deemed a business sign.
- ff) Story: the space between the upper the surface of and floor and the upper surface of the floor or roof next above. A caller or basement with more than one-half its height below the average surrounding grade shall not be considered a story, expect that the topmost story shall be that portion of a building included between the

- gg) Yard front: the unoccupied open specs required by this act between the building and the front property line extending across the front of the lot.

- hh) Yard rear: the open space required by this act extending long the rear lot line throughout the whole of the lot, unoccupied except for accessory building ,which buildings in the aggregate, shall occupy not more than thirty percent of the area

- ii) Yard side: an open unobstructed space on the same lot with a building between the main building and the side lines of the lot and extending through from the front yards to he rear yard within which no part of the building except steps, eaves (fro a distance of not more than five feet), rainwater leaders, window sills and other such fixtures may extend [added l. 1957-58, ch xlvi, sec, 2 eff mar.21, 1958]

Chapter2. **ZONING DISTRICTS**

20. Zoning districts defined for Monrovia.

1. For the purpose of this act the commonwealth district of Monrovia is divided into eight classes of districts
 - a. Residence R1 Districts
 - b. Residence R2 Districts
 - c. Residence R3 Districts
 - d. Residence R4 Districts
 - e. Business B1 Districts
 - f. Business B2 Districts
 - g. Business B3 Districts
 - h. Industrial M1 Districts

2. The boundaries of these districts are hereby established as shown on the map entitled “ZONING MAP, CITY OF MONROVIA” dated June, 1957, which map accompanies and is hereby declared to be a part of this Act.

3. The boundaries of the several districts as shown on the map entitled "Zoning Map, City of Monrovia, Montserrado County, R.L., dated June, 1957, are intended to follow lot lines or the center lines of streets or railroad right-of-way lines as they existed at the time of enactment of this Act, or extensions of same except where such district boundaries refer to specific street lines or other lines specially designated on said map. Where a district boundary line as established in this section or as shown on the zoning map divides a lot which was in a single ownership and/or record at the time of effective date of this Act, the use authorized on and the other district regulations applying to the least restricted portion of such lot under this Act shall be construed to extend to as much of the more restricted portion of such lot as is entirely within thirty-five feet of said dividing district boundary line. [added. L. 1957-58mcg, XLVI, secs. 1 (a), 13, eff. Mar. 21, 1958.]

21. Buildings and uses to conform to district standards.

1. From and after the effective date of this Act every building or portion of a building erected, altered, or added to or converted or relocated and every use within a building or accessory building or upon the land in any district established by this Chapter shall be in conformity with the provisions of this Chapter.
2. From and after the effective date of this Act any existing building or structure or any existing use of a building or structure or of land which is not in conformity with the provisions of this Chapter shall be regarded as a non-conforming building, structure, or use but it may continue subject to the provisions hereinafter prescribed with respect to such buildings, structures, or uses. [Added. L. 1957-58, ch. XLVI, sec. 1 (b), (c), eff. Mar. 21, 1958]

22. Residence R1 Districts

- I. **Use:** in residence R1 districts no building, structure, or land shall be used, and no building or structure shall be erected, constructed, or altered to be used, for any purpose other than:
 - a) A single family dwelling and its customary accessory uses and buildings. Accessory uses shall occupy not more than forty percent of the area of one floor of the main building or more than an equivalent floor space in an accessory building; or
 - b) A church ,public school public library public park , or playground ; or
 - c) Any form of agriculture or horticulture except the keeping breeding or handling of farm stock or poultry and except commercial greenhouse and structures or establishments for the sale of farm or horticulture products; on the property where prevent however that nothing herein contained shall such products are produced and offered for sale;
 - d) Any other building or use permitted by the provisions of chapter 3 or 4

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2. Yards:

- (a) **Front yards:** there shall be a front yard at least one foot in depth for each foot of height of the main building provided, however that on front shall be less than twenty –five feet in depth unless the front yard shall have been otherwise approved by act or by the Department of public works utilities, Division of municipals engineering incidental to approved of a subdivision.
- (b) **Rear yards :** the shall be a rear yard at least one foot in least dimension for each one foot of height of a dwelling of any other type of main building which may be permitted by this section provided however that the rear yard shall be not less than twenty – five feet in least demission.
- (c) **Side yards:** there shall be two side yard each at least six inch wide for each one foot of height of a dwelling; provided, however, that each side yard shall be not less than fifteen feet wide .for all other types of main building which may be permitted by this section there shall be two side yard each at least two feet wide for each one foot of the height of such building provided however, that each side yard shall be not less than thirty feet wide.

3. **Height:** Dwelling shall not exceed two stories or thirty feet in height other types of building which may be permitted by this section shall not exceed three stories or thirty –six feet in height.
4. **Private garage and other accessory building:** no private garage or other accessory building located in the rear yard shall be placed nearer than three feet to a rear or side property line; provided, however, that this shall not prevent the building of a common or joint private garage upon adjoining lots. Further, no garage or other accessory buildings shall be placed nearer than ten feet to a rear lot-line which serves as a side line of an adjoining property, and no private garage or other accessory building shall be placed nearer to a main street property line than sixty feet nor nearer to a side street property line than twenty feet. Nothing herein contained, however, shall prevent the construction of a private garage as a structural part of a swelling; provided, however, that when it is so constructed, the garage walls shall be regarded as any other walls of the main building in applying the coverage, front, side, and rear yard requirements of this Act.
5. **Frontage:** All dwellings or main buildings shall be so constructed or located upon the lot as to have an unobstructed frontage not less than sixteen feet wide upon a public street or a private street or record on the Effective date of the Act, except as may be specifically otherwise authorized under section 42 of this Act.
6. **Area and coverage;** There shall be a lot area of not less than 10,890 square feet per dwelling unit. Not more than thirty-nine percent of the area of the lot shall be covered by a main building and accessory buildings; provided, however, that lots having less area than herein required and of record on the effective date of this Act may be occupied by a single family dwelling only without an accessory building. [Added. L. 1957-58, ch. XLVI, sec. 3, eff. Mar. 21 1958.]

23. Residence R2 Districts.

1. **Use:** A building or land shall be used only for the following Purpose: any use permitted in residence R1 districts.
2. **Yards:**
 - (a) **Front yards:** the front yard requirements shall be the same as those in residence R1 districts.
 - (b) **Rear yards:** The rear yard requirements shall be the same as those in the residence R1 districts.
 - (c) **Side yards:** there shall be two side yards, each at least 0.25 feet wide for each one foot of the height of the dwelling; provided that each side yard shall be not less than seven feet wide. For all other types of main buildings which may be permitted by this section the side yard regulations shall be the same as those in the residence R1 districts.
3. **Height:** The height limitations shall be the same as those in the residence R1 districts.
4. **Private garages and other accessory buildings:** The provisions applying to private garages and other accessory buildings shall be the same as those in the residence R1 districts.
5. **Frontage:** the frontage requirements shall be the same as those in the residence R1 districts.
6. **Area and coverage:** There shall be a lot area of not less than 5,445 square feet per dwelling unit. Not more than forty-one percent of the area of the lot shall be covered by a main building and accessory buildings; provided, however, that lots having less area than herein required and of record on the effective date of this Act may be occupied by a single family dwelling only without accessory buildings. [Added. L. 1957-58, ch. XLVI, sec. 4, eff. Mar. 21, 1958.]

24. Residence R3 Districts.

1. Use: A build or land shall be use only for the following purposes;
 - a. Any use permitted in residenceR1 and R2 districts
 - b. Two – family dwellings and customary accessory uses and buildings.

2. Yards:

- a. *Front yards:* There shall be a front yard at least 0.5 foot in depth for each foot of height of the main building; provided, however, that no front yard shall be less than fifteen feet in depth.
- b. *Rear yards;* the rear yard requirements shall be the same as for residence R1 districts; provided, however, that the rear yard shall not be less than fifteen feet in its least dimension.
- c. *Side yards;* the side yard requirements shall the same as for residence R2 districts; however, that for lots less than 3,500 square feet in area each side yard shall not be less than five feet wide.

3. *Height:* The height limitations shall be the same as those in residence R1 districts; provided, however, that on lots less than 3,500 square feet in area no building shall be more than one story of fifteen feet in height.

4. *Private garages and other accessory building:* The provisions applying to private garages and other accessory building shall be the same as those in the residence R1 districts.

5. *Frontage:* The frontage requirements shall be the same as for residence R1 and R2 districts; provided, however, that the frontage on a private street shall not be less than fifteen feet wide.

6. *Area and coverage:* For single-family dwellings there shall be a lot area of not less than 2,722.5 square feet per dwelling unit. For two-family dwellings there shall be a lot area of not less than 3,400 square feet for each dwelling unit. Not more than thirty percent of the area of the lot shall be covered by a main building and accessory buildings. [Added. L. 1957-58, ch. XLVI, sec. 5, eff. Mar. 21, 1958.]

25. Residence R4 Districts.

1) *Use:* A building or land shall be used only for the following purposes:

- (a) Any use permitted in residence R1 and R2 districts;
- (b) Two – family dwellings and customary accessory uses and buildings.
- (c) Apartment dwellings and customary accessory uses and buildings.

2) *Yards:*

(a) *Front yards:* The front yard requirements shall be the same as those for residence R3 districts; provided; however, that the front yards of apartment dwellings shall not be less than twenty-five feet in depth.

(b) *Rear yards:* The rear yard requirements shall be the same as those for residence R3 districts; provided, however, that the rear yards of apartment dwellings shall be at least one foot in depth for each one foot of

(c) The height of such dwellings, but in no case less than twenty-five feet in depth.

(d) *Side yards:* The side yard requirements shall be the same as those for residence R3 districts; provided, however, that the side yards of every apartment dwelling shall be at least 0.55 feet wide for each one foot of height of such dwelling but in no case less than fifteen feet.

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3) *Height:* The height limitation shall be the same as those in residences R3 districts; provided, however, that apartment dwellings shall not be limited in height.

4) *Private garages and other accessory buildings:* the provisions applying to private garages and other accessory buildings shall be the same as those in the residence R3 districts; provided, however, that off-street parking areas with not less than one parking space for every three dwelling units shall be provided in connection with and on the same lot as every apartment dwelling. Parking

areas required by this subsection shall conform to the requirements of section 40. Those in the residence R1 districts.

- 5) Frontage: The frontage requirements shall be the same as those in the residence R1 districts.
- 6) Area and coverage: For single-family and two-family dwellings the lot area requirements shall be the same as those in the residence R2 districts. For apartment dwellings there shall be a lot area of not less than 1815 square feet per dwelling unit. Not more than sixty percent of the area shall be covered by a main building and accessory buildings.
- 7) Courts: When there is a court for the purpose of furnishing light and air to rooms of a dwelling unit, the depth of the court shall not be greater than fifty percent of its width, and the least dimensions of any such court shall be as follows: In any dwelling structure, on inner or outer court shall be less than eighteen feet wide nor, at any given level, less than one foot ten inches wide for each foot of height of the building above the sill of the lowest window served by the court. No inner court in a dwelling structure shall be enclosed on more than three sides. [Added. L. 1957-58, ch. XLVI, sec. 6, eff. Mar. 21, 1958.]

26. Business B1 Districts.

1. Use.

- (a) Business B1 districts are primarily for the conductor of commerce, general business, and the retail sale of commodities, and all such uses shall be permitted therein subject to the regulations herein set forth. In addition, there shall be permitted in business B1 districts joint occupancy dwellings, boarding houses, and all other uses not here under prohibited.
- (b) Prohibited uses: The following uses of buildings and of land shall be prohibited in business B1 districts:
 - i. Any process of manufacture, assembly, or treatment, except of goods of merchandise sold at retail on the premises; any process using more than twenty percent of the floor area of the building or of ten constitutes an unusual fire risk or explosion hazard or which constitutes a nuisance by reason of odor, dust, noise, vibration, smoke, or glaring lights.
 - ii. Bakeries employing more than five persons.

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- iii. Laundries or dyeing and cleaning works employing more than three persons in those processes.
 - iv. Milk bottling or processing plants or any other bottling plants.
 - v. Lumber and building materials storage yards, coal yards, places for the handling of other fuels, and storage warehouses.
 - vi. Repair or machine shops.
 - vii. The storage of crude oil or of any of its volatile products or of other highly inflammable liquids above ground in quantities greater than one hundred gallons.
 - viii. The bulk storage of fireworks, explosives, or inflammable or poisonous gas.
 - ix. Junk yards, used car lots, and automobile wrecking yards, used car lots, and automobile wrecking yards or disassembling plants.
 - x. Public garages and gas filling stations.
 - xi. Any process or use prohibited in the B2, B3, or industrial districts.
2. Yards: the yard regulations shall be as follows, except when otherwise required by sections 40 or 46:

- (a) Front yards: No front yards are required except as here in after provided. The requirements for dwelling shall be the same as for residence R3 districts; provided, however, that front yards are not required for apartment hotels and joint-occupancy dwellings when off-street parking space as required by this Act is otherwise provided.
- (b) Rear yards: The rear yard requirements in business B1 districts shall be as follows:
 - i. Rear yard requirements for dwellings shall be the same as those in residence R3 districts, except that rear yard requirements for joint-occupancy buildings shall be the same as for apartment dwellings.
 - ii. For other types of buildings no part of which is designed or used for dwelling purposes except by a janitor or caretaker without family there shall be a rear yard not less than fifteen feet in depth. Fifteen feet of the total width of rear yards required for *joint-occupancy dwellings may be provided at any story level*, if no room below that level is designed or used for dwelling purposes. Accessory buildings which are not of fireproof construction as defined in this Act shall have a rear yard not less than fifteen feet in depth.
 - iii. When a lot of a business B1 district abuts upon a residence district, the rear yard requirements for a non-residential building, or portions thereof including accessory buildings, shall be the same as the side yard requirements for such residence districts; provided, however, that such rear yard shall be not less than fifteen feet deep in any case; and it shall be subject to the provisions of section 46.
 - iv. No rear yard shall be required for a building that extends through form street to street, except as may be otherwise required for offstreet parking facilities in accordance with the provisions of section 40.

- (c) Side yards: No side yards are required in business B1 districts, except as hereinafter otherwise provided:
 - i. Side yard requirements for dwellings which are not of fireproof construction shall be the same as those in residence R3 districts. For non-residential buildings, including accessory buildings, which are not of fireproof construction there shall be two side yards, each at least twelve feet wide.
 - ii. For a building of fireproof construction (as defined in the Act) with sixty-five percent or more of its floor area designed or intended for residential use, other than transient, the same side yards shall be required as for apartments in residence R4 districts; provided, however, that this shall not apply to a side wall without opening into any room to be used for dwelling purposes. The required side yards may be established at any floor level provided that the side wall or walls at all lower levels shall be unpierced dividing walls.
 - iii. When a lot in a business B1 district adjoins a lot in a residence district at the side, a side yard shall be provided on the residential side of the business lot, as wide as the narrowest side yard required for the adjoining residential lot, and such side yard shall be subject to the provisions of section 46.
- 3. Height: No building shall exceed six stories or seventy-five feet in height; provided, however, that for dwelling structures, other than joint-occupancy dwellings and structures for transient use, the height limitations shall be the same as those in residence R4 districts.
- 4. *Private garages, offstreet parking, and accessory buildings*: The provisions applying to private garages and other accessory building shall be the same as those in residence R4 districts. Offstreet parking facilities for all types of buildings and uses shall be provided in accordance with the requirements of section 40.
- 5. *Frontage*: the frontage requirement shall be the same as those for residence R3 districts.

6. *Area and coverage*: The area and coverage requirements for dwellings shall be the same as those for residence R4 districts; provided, however, that for joint- occupancy dwellings there shall be a lot area of not less than 2,772.5 square feet per dwelling unit. Other types of buildings shall cover not more than eighty-five percent of the area of lot. No lot shall contain less than 2,772.5 square feet.
7. *Court*: The court requirements shall be the same as those for residence R4 districts; provided, however, that no room to be used for dwelling purposes shall have less opening upon a court or other open space than twenty square feet of window area for each one hundred square feet of floor area in the room.
- 8) *Approval of architectural treatment*; Buildings in this area must have the approval of the Division of Public Buildings, Department of Public Works

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and Utilities, for architectural treatment, [Added. L. 1957-58, ch. XLVI, sec. 7, eff. Mar. 21, 1958.]

27. Business B2 Districts.

1. *Use*: the retractions shall be the same as those in business B1disrcit, except that gasoline filling station are permitted.
2. *Yards*: the yard requirements shall be as follows except where otherwise required by the provision of section s 40and40:
 - a. *Front yard*: there shall be a front yard at least one foot in depth for each one foot of the height of the main building provided, however that unless a greater setback is otherwise is otherwise officially established, the front yard shall be at least fifteen feet in depth. no portion of the front yard shall be occupied by a stricture of any kind or by a sign except as may be permitted by section 42; provide, however that noting herein contained shall prevent the use of not more than eight percent of the area of such front yard for off street parking in accordance with the provisions of section 40.
 - b. *Rear yards*: the rear yard requirements for all types of building shall be the same as those for apartment dwelling in residence R4 districts. Whenever a rear yard in a business B2distrctit adjoins a residence district, such rear yard shall be subject to the provision of section 46.
 - c. *Side yard*: the side requirements shall be the same as those in business B1 districts, except as herein under otherwise provided:
 - i. On a corner lot, the exterior side yard shall be not less than fifteen feet wide , except where a different building line may be established by ordinance or by the department of public works and utilities incidental to approved of a the subdivision plot.
 - ii. Whenever any portion of the off street parking facilities' required by this act is located in the rear yard ,there shall be two side yards, each at least twelve feet wide ,to give yard access to and egress from such off street parking facilities, except as may be otherwise permitted pursuant to section 75.
 - iii. When a lot in a business B2 district abuts upon a lot in a residence districts at the, a side yard at least fifteen feet wide shall be provided on the residential side of the business lot, and such side yard shall be subject to the provision of section 46.
3. *Height*: The height restrictions shall be the same as those in residence R1 districts.
4. *Private garages, off-street parking, and accessory buildings*: The provisions for private garages, off-street parking, and accessory buildings shall be the same as those in business B1 districts.
5. *Area and coverage*: The area and coverage requirements shall be the same as those in business B1 districts; provided, however, that no building shall cover more than forty percent of the area of the lot.
6. *Courts*: the curt provision shall be the same as those in business B1 districts. [Added. L. 1957-58, ch. XLVI, sec. 8, eff. Mar. 21, 1958.]

28. Business B3 Districts.

1. Use: Business B3 districts are primarily for the conduct of commerce and light manufacturing processes, and such uses shall be permitted therein subject to the provisions herein provided:

- a) Permitted uses shall include inter alia:
 - (i) Any use permitted in any business district, except such uses as are specifically prohibited in (b) herein below.
 - (ii) Wholesale businesses, including the storage of building materials and storage warehouses, coal and coke yards.
 - (iii) Cold storage plants, inc plants, creameries, ice cream plants, bottling or central distributing stations, baking plants, dyeing plants.
 - (iv) Laundries, dry cleaning plants.
 - (v) Garages, automobile repair shops, and gas filling stations when approved by the Zoning Council in accordance with the provisions of section 74.
 - (vi) Light mechanical operation or industrial processes which are not offensive, obnoxious, or detrimental to neighboring uses by reason of dust, effluents, glaring lights, noise, odor, smoke, or vibrations.

- b) Prohibited uses: The following uses of buildings and of land shall be prohibited in business B3 districts:
 - (i) Slaughtering or processing of animals, fowls, fish, or component parts thereof, or the manufacture of any commodity the major part of which is animal Or fish matter; provided, however that the sale of fresh or processed animals or fish as food stuff shall be permitted.
 - (ii) Junk yards, used car lots and automobile wrecking or disassembly plants.
 - (iii) Hog farms, garbage or sewage disposal plant, or incinerators.
 - (iv) Motor courts, motels, open air drive-In theatres, trailer camps, home trailers, and advertising signs.
 - (v) Storage of volatile and highly inflammable liquids or gases above ground in tanks of capacity greater than one thousand gallons.
 - (vi) The manufacture of heavy chemicals such as, but not limited to, acids or other corrosives, ammonia, and caustic soda; the manufacture of basic or semi-finished chemicals such as, but not limited to, Cellulose products resins, dyestuffs, glues, vegetable, animal, or minerals, fats or oils, explosives, soaps and detergents, fertilizers, combustible gases and asphalt and tar products; the Manufacture or production of metals and alloys in ingot or stock form; and the manufacture or production of cement, plaster, and their constituents, matches, paints, linoleum, oilcloth, rubber, rubber products.
 - (vii) Any other use, comparable in character to the above, which in the opinion of the zoning council will create or is likely to create effluents, liquids, waste gases, dusts, fumes, noise, odor, smoke, vibrations, or

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other conditions or hazards detrimental to the health, safety, or well-being of the community.

2. **Yards:** The yard requirements shall be as follows, except when otherwise required by the provisions of sections 40 or 46.
 - a. **Front yards:** The front yard requirement shall be the same as those in business B1 districts.
 - b. **Rear yards:** There shall be a rear yard not less than fifteen feet deep, except when a greater depth is required for off street parking in accordance with section 40. However, when a lot in a business B3 district abuts upon a residence district, the rear yard shall be not less than the minimum side yard required in such residence district, and such rear yard shall be subject to provisions of section 46.
 - c. **Side yards:** The side yard requirements shall be the same as those in business B1 districts.
3. **Height:** The height restrictions shall be the same as those in business B1 districts.
4. **Offstreet parking and loading facilities:** these shall be provided in accordance with the requirements section 40.
5. **Frontage:** The frontage provisions shall be the same as those in the business B1 districts.
6. **Area coverage:** The coverage restrictions shall be the same as those in the business B1 districts [Added. L. 1957-58, ch. XLVI sec. 10, eff. Mar. 21, 1958]

29. Industrial M1 Districts.

1. **Use:** Industrial M1 districts are primarily for the conduct of light manufacturing processes, and uses shall be permitted therein subject to the provisions herein below set forth:
 - a. **Permitted uses:** Permitted uses include any use permitted in any business district except such uses as are specifically prohibited herein below. The following uses are also permitted:
 - i. The slaughtering and processing of animals, fish, or fowl. Such use must be not less than one thousand feet from any residential district.
 - ii. **Junk yards;** used car lots, and automobile wrecking plants when approved by the Zoning Council, subject to such conditions as it may prescribe in the public interest.
 - iii. **Garages,** automobile repair shops, and gas filling stations when approved by the Zoning Council in accordance with the provisions of section 106.
 - b. **Prohibited uses:** The following uses of buildings and of land shall be prohibited in industrial M1 districts:
 - i. **Dwellings** or living quarters, except that, upon approval of the Zoning Council, a room, a suite, or a house may be provided in connection with a research laboratory or industrial plant for watchmen and caretakers employed upon the premises.
 - ii. **Hog farms,** garbage or sewage disposal plants, or in coinheritors, except when operated by a duly authorized public agent.
 - iii. **Motor courts,** motels open air drive-in theatres, trailer camps, home trailers, and advertising signs.
 - iv. **The manufacture** of heavy chemicals such as, but not limited to, acids, or other corrosives, ammonia, and caustic soda: the manufacture of basic or semi-finished chemicals such as, but not limited to, cellulose products, resins,

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- dyestuffs, glues, vegetable, animal, or mineral fats or oils, explosives, soaps and detergents, fertilizers, combustible gases, and asphalt and tar products; the manufacture or production of metals and alloys in ingot or stock form; the manufacture or production of cement, plaster, and their constituents, matches, paints, linoleum, oil cloth, and rubber and rubber products.
- v. Any other use comparable in character to the above, which in the opinion of the Zoning Council will create, or is likely to create, effluents, waste gases, dust, fumes, noise, odor, smoke, vibrations, or other conditions or hazards detrimental to the health, safety, or general well – being of the community.
- 2. Yards:** The yard requirements shall be as follows, subject to the provisions of sections 40 and 46:
- A. **Front yard:** There shall be a front yard at least thirty feet in depth, except when a greater setback line may be established by act or by the department of public works and utilities incidental to the approval of subdivision plots.
 - B. **Rear yards:** There shall be a rear yard at least forty feet deep except that when a lot in an industrial M1 district abuts upon a residence district, the rear yard shall be increased to eighty feet deep, and such rear yard shall be subject to the provision of section 46.
 - C. **Side yards:** There shall be two side yards, each at least forty feet wide; provided, however, when a lot in an industrial M1 district abuts upon a residence district, a side yard at least eighty feet wide shall be provided on the residential side of the industrial lot, and such side yard shall be subject to the provisions of section 46.
- 3 **Height:** The height restrictions shall be the same as those in business B1 districts.
- 4 **Off-street parking:** Off-street parking and loading facilities shall be provided in accordance with the requirements of section 40.
- 5 **Frontage:** The frontage provisions shall be the same as those in business B3 districts.
- 6 **Coverage:** Not more than sixty percent of the area of the lot shall be covered by a main building and accessory buildings. [Added. L. 1957-58, ch. XLVI, sec. 10, eff. Mar. 21, 1958.]

**CHAPTER 3. SPECIAL PROVISIONS
RELATING TO ZONED AREAS**

40. Off-street Parking Facilities.

1. In all districts in which the types of buildings and uses hereinafter specified are permitted by this Act, off-street parking facilities shall be provided in amounts not less than hereinafter specified in connection with all such buildings erected after the effective date of this Act and with all extensions or enlargements of or additions to such buildings; provided, however, that these requirements shall to such buildings; provided, however, that these requirements shall not apply in the case of the reconstruction, repair, or rebuilding without enlargement of any non-conforming building existing on the effective date of the Act.

2. **The offstreet parking facilities** required by this section shall be determined according to the formulae set forth in this subsection:

- A. **For a hotel**, hospital, boarding house, or similar use, one parking space for each nine hundred sixty square feet of bedroom floor area.
- B. **For a church**, auditorium, theatre, stadium, recreational establishment, or similar use involving the assembly of persons, one parking space for each fifty seats or equivalent accommodation provided.
- C. **For an office building**, professional building, or similar use, one parking space for each eight hundred square feet of office floor area.

- D. **For each retail store**, shop, bank, or similar establishment having over one thousand square feet of retail or commercial sale area, one parking space two hundred square feet of first floor retail merchandising or commercial area and one parking space for each eight hundred square feet for such area above or below the first floor.
- E. **For a manufacturing** establishment or industrial plant, one parking space for each 1,200 square feet of floor area, exclusive of storage space.

When the computation to determine the number of required parking space result in a requirement for a fractional space, any fraction up to and including one-half shall be disregarded, and any fraction over one-half shall be regarded as requiring one additional whole parking space.

- 3. **For the purposes of this section**, one parking space shall mean an area of not less than two hundred square feet exclusive of drive or aisles giving access there for the parking of automobiles and it shall be of appropriate dimension so that a passenger automobile can park there.
- 4. **The off street parking facilities** required for the use specified in this section and for other similar uses shall be the same lot or parcel of land as the building they are intended to serve unless adequate nearby facility shall have been approved by the zoning council in accordance with section 75.
- 5. **All off street parking facilities** required pursuant to the provision of this section shall be paved (literate permitted), drained, lighted, and maintained by the owner in accordance with specifications established by law and such facilities shall be arranged for the safety and convenience of pedestrians and vehicles. In the interest of safety such facilities shall have adequate means of access to an egress from a street and access driveways shall be at least twelve feet wide.
- 6. **The paved surface in a parking area** shall not extend nearer than seven feet to any property line abutting either on a street or on any residence district. Whenever a parking area abuts on or is adjacent to a residence district, such parking area shall be subject to the provision of section 46.
- 7. **No required open space in off street parking facilities** shall be encroached upon by building, storage, or any other use; nor shall the required number of parking space be reduced except upon approval of the Zoning Council and then only after proof that, by reason of diminution in floor area, seating capacity, or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with public convenience and safety. [Added. L. 1957-58, ch. XLVI, sec. 11 (a), (b), (d)- (i), eff. Mar. 21, 1958]

41. Offstreet Loading Facilities.

- 1. Every building or premises which is used for commercial, industrial, or storage purposes shall be provided on such premises with indoor or outdoor space for loading and unloading goods and materials if the aggregate area used for such commercial, industrial, or storage purposes is 6,000 square feet or more. The offstreet loading facilities required shall be determined by the number of square feet used for the specified purposes:
 - i. 6,000-20,000 square feet, one loading space required;
 - ii. 20,001-40,000 square feet, three loading spaces required;
 - iii. Over 40,000 square feet, three loading spaces required.
- 2. Each loading space shall be at least twenty-six feet long and ten feet wide. The minimum clear height of such space within a building shall be twelve feet. [Added. L. 1957-58, ch. XLVI, sec. 11 (c), eff. Mar. 21, 1958.]

42. Signs.

- 1) In residence districts the following signs only shall be permitted:
 - a. **Non-** illuminated business signs;
 - b. A name plate bearing the name of a professional person residing on the premises and indicating his profession; provided, however, that such sign shall not exceed three square feet in area;
 - c. A temporary sign not exceeding eight square feet in area pertaining to the sale or lease of the lot or building on which it is placed; provided, however, that such sign shall not project more than four inches beyond the building line.

No more than one sign shall be permitted for each use, profession, or person coming within the provisions of this subsection.

- 2) **In business** districts and industrial M1 districts the following signs only shall be permitted:
 - a. **Non-illuminated business signs**, which shall not project more than thirty-six inches beyond the building façade, and Which shall have an area of not more than 120 square feet, provided however, that such business sign shall in on case exceed in the aggregate ten percent of the wall surface including window and door area, on which they are displayed; and provide further that no such sign shall be so placed as to interfered wit a high way traffic light or similar safety device.
 - b. **No –flashing** business signs, which shall exceed twenty square feet in area, and which shall not provided more than twelve inches beyond the building line; provided, however, such sign shall in on case exceed in the aggregate five percent of the area of the wall surface, including window and door area, on which or in front of which they are displayed; and provide further that no such sign shall be placed so as to interfere with a highway traffic light or similar safety device.

No more than one sign shall be permitted on one façade of a building for each use, business, or person coming within the provision of subsection.

- 3) **Business sign** placed upon marquees or canopies permitted under the provision of section 43 of this chapter shall conform to the type and area requirement of subsection2 above and the area of such sign shall be calculated as within the maximum aggregate permitted on one façade of the building.
- 4) **Except** as otherwise specifically provided in this section,
 - a. **No sign** shall project beyond the building line
 - b. **No part of any sign** shall extend above the top or beyond the end of the wall surface on which it is placed;
 - c. **No sign**, except such directional device as may be required by aeronautical authorities ,shall be placed inscribed, or supported upon the roof or upon any structure which extends above the roof of any building;
 - d. **No sign** shall be placed so as to interfere with the opening to a of any exit door or to obstruct any window opening to a room to be used for dwelling purposes; provided however, that nothing herein contained shall prevent the erection of properly constructed roof sign in industrial M1 districts.
- 5) **Zoning permitted** shall be required for all sign greater than three square feet in area
- 6) **Area** as applied to the size of a sign shall mean the maximum projected area of the oblong, parallelogram, or other shape which encloses th4e sign structure, device, or representation [Added. L. 1957-58, ch. ZLVI, sec. 12(d) (1)-(c), (4) in part, (5), eff. Mar. 21, 1958.]

Cross References:

Forbidden to place signs or lights along public highways which confuse pedestrians or vehicle operators, see Vehicle and traffic L., sec. 943. Non-conforming signs, see sec. 71 (4) of this Title.

43. Canopies and Marquees. – no permanent marquees or canopies extending over require front yard or over public walk shall be erected hereafter except in connection with entrances to theatres, hotels, and similar public buildings. [Added. L.1957-58, ch. XLVI, sec. 12 (d) (4) in part, eff. Mar. 12, 1958.]

44. Permanence of yards and lots.

1. **The yard**, court, and other open space requirements and the provisions of this Act as to lot area required per dwelling unit shall be considered minimum requirements for each and every building or structure existing at the effective date of this Act and for any building or structure hereafter erected or structurally altered. No land required by the provisions of this Act for yards, courts, open space, or for lot area per dwelling unit for an existing building or structure or required for any

building or structure hereafter erected or structurally altered shall be considered as a yard, court, or open space for a lot area per dwelling unit for any other building or structure.

2. **No lot** shall be so reduced in area as to make any yard, court, or lot area per dwelling unit smaller than the minimum required by a building, this Act. When a lot is formed from part of a lot already occupied by a building, such separation shall be effected in such manner as not to impair any of the provisions of this Act with respect to the existing building, and no permit shall be granted for the erection of a building upon the new lot thus created unless it complies with the provisions of this Act. [Added. L. 1957-58, ch. XLVI, sec. 12(1) (1st), eff. Mar. 21, 1958]

45. Projections into Required Yards.

- 1) **A wall of fence** which shall not be more than forty-two inches in height may be erected within any required yard or court; provided, however, that when such wall or fence is more than twenty-four inches high, at least seventy-five percent of its whole surface shall be unobstructed and open in a uniformly distributed manner, except as otherwise provided in section 46, A retaining wall, when approved by the Municipal Engineer, may be higher than forty-two inches; but such retaining wall shall not extend in height for more than one foot above the natural or approved finished grade at its top unless proper surface drainage requires a greater height. Any wall or fence which is made non-conforming by reason of this section shall be subject to the provisions of section 71.
- 2) **The natural grade** of any yard may be altered to a finished grade which relates to the normal use of a building and lot; provided, however, that, prior to regarding, such finished grade shall be approved by the Municipal Engineer

together with such retaining wall and drainage facilities as he may deem necessary, and that a permit is issued therefore. No lot shall be regarded in such manner as is likely to create drainage or other hazards or serious problems of surface water runoff on abutting property. [Added. L. 1957-58, ch. XLVI, sec. 12(1) (2nd), eff. Mar. 21, 1958.]

46. BUFFER STRIPS.

1. **When any business commercial or industrial building** use (including but not limited to, an office a public garage or a gas filling station) occupies a lot or lots in a business or industrial district, as provided by this act, and such lot or lots abut a residential district, that portion of such lot or lots immediately adjacent to the residential district and running along the entire length of such lot or lots shall be considered a buffer strips and such buffer strip shall be regulated as set forth herein below; provided, however that nothing in this section shall prevent the reconstruction repair or rebuilding without enlargement of any non- conforming building existing at the effective date of this act.
2. **Buffer strips** shall be lactation within the required yard area of the property used or non-residential purpose, sand the structures and planting required by this section shall be provided and properly maintained by the owner of the non-residential property. No part of any buffer strip shall be occupied by a sign or by this section.
3. **Buffer strip** shall be planted with shrubbery or other suitable plant approved by the zoning council to provide an effective screen along their entire length between non- uses and the abutting residence district.
4. **The minimum** width of buffer strips shall be as follows: at least seven feet wide in business B1 and B2 districts; and at least fifteen feet wide in business B3 districts.
5. **A free standing wall or a fence** not more than five feet in height may be erected on the property line. Such wall or fence may be higher than five feet; provided, however, that at least seventy-five percent of the whole surface of such wall or fence shall be unobstructed and open in a uniformly distributed manner.
6. **In case of a public garage,** gas filling station, or off-street parking area, whether on separate lots or within the yard on which the building to which it appertains is situated, a solid wall or a

substantial tight, neat fence shall be constructed along the entire length or the buffer strip five feet in height above the grade of the land in the abutting residence district. In the case of a public garage or gas filling station, the wall or fence shall be on the non-residential side of the buffer strip; in the case of an off-street parking area, the wall case at least five feet from the abutting residence district. The planning specified in subsection 3 above shall, for the uses specified in this subsection, be located or the buffer strip on the residential side of the wall or fence.

7. **If the requirements** of this section cause exceptional hardships, the Zoning Council may, after public notice and hearing, waive or vary such requirements subject to such conditions as it may prescribe in the public interest. [Added. L. 1957-58, ch. XLVI, sec. 12 (k), eff. Mar. 21, 1958.]

CHAPTER 4. EXCEPTIONS AND EXEMPTIONS

70. Special uses permitted in residential districts.- The Zoning Council may authorize the issuance of permits subject to such condition as it may prescribe in the public interest for any of the following building or use in any residential districts.

- (a) **A clubhouse eight public** or quasi- public in nature;
- (b) **A building for the exclusive** use of a nonprofit educational institution which is subject to regulations prescribed by the Republic of Liberia;
- (c) **A private school or private athletic field** not conducted for profit;
- (d) **A school dormitory or group dwelling** on the same premises with a school or other educational institution, to be used for occupancy by its students, teaching staff, or employees and their respective families only;
- (e) **The consulting office of a doctor**, lawyer, or member of another learned profession, practiced only by a member of the family residing on the premises, in which office one or two persons who are not members of the family may be employed;
- (f) **A railway or bus passenger station**, a telephone exchange, or a public utility building or structure other than a storage yard, garage, or workshop. Special permits for any such building or use may be issued only upon satisfactory assurance to the Zoning Council as to the general character of the structure and its use, adequate provisions for surrounding open space in accordance with the requirements of this Act for the type of district involved and satisfactory treatment of such grounds, and adequate provisions as to street capacity and use so that the public health, comfort, and convenience may be safeguarded and the general residential character of the neighborhood in which such building or structure is to be located or such use conducted will be preserved. [Added. L. 1957-58, ch. XLVI, sec. 12 (a), eff. Mar. 21, 1958.]

(b) **Every residential** project approved under this section shall provide land area per dwelling unit equal to or greater than that required for each type of dwelling under the restriction of the district in which the propose development is to be located. Each residential development shall provide offstreet parking space and garages in accordance with for the requirements of the act and such garages shall be for the exclusive use of occupants of the project only. Projects designed to house four or more families shall provide on the same tract space for outdoor play area for shall children and space for outdoor recreation at the rate of two hundred square feet of area per dwelling a unit.

5. **Non** – residential projects shall be subjects to the following special limitations:

(a) **Every business or industrial projects** approved under this section shall occupy a plot of at least two acres which plots shall have a minimum frontage of three hundred thirty feet on a public street or highway.

(b) **Each project containing non-residential building** or uses approved under this section shall provide on the same tract offstreet loading and offstreet parking space in accordance with the provision of section 40and 41 of this Act.

(c) **Whenever a business or industrial** abuts upon a street which is the boundary of a residence districts, buffer strip of land at least fifty feet in width shall be provided along the entire length of the non-residential project adjoining such residential district .the Council may require that such buffer strip shall be suitably planted fenced and maintained.

7) **Upon receipt** of a favorable report from the municipal engineer, the Zoning Council after notice and hearing, any approve the development plant and may direct the municipal engineer to issues permits in accordance with the approved site plan and general building plan the of, provided that the Zoning Council is satisfied that the proposes project is consistent with the geranial intent and the requirement of this Act. If there are practical difficulties or exceptional or undue hardship in the way of carrying out the strict letter of the provision of this Act, the Council after notice and hearing may approved the plant of development subject to such constructed or structurally altered to an extent not greater than twenty-five percent of the building as it existed on effective date of this of this Act if the existing use is not changed (except to a conforming use).

71. Continuance of non- conforming uses.

1. **Any use existing** on the effective date of this act which existed prior to October 30, 1953 Or was lawfully established subsequent thereto and which does not conform to the statutory requirements for the district in which it is maintained may be continued at its present location subject to the provision of this section.
2. **No building which a non-** conforming use is maintained shall be enlarged, extended reconstructed or structurally altered unless such use is changed to a use permitted in the district in which the building is located and all other applicable requirements of this Act are complied with; provide, however that such building may be reconstructed or structurally altered to a an extend not greater than twenty-five percent of the building as it existed on the effective date of this Act if the existing use is not changed (except to a conforming use
3. **Any non-conforming** use not now housed in a permanent building shall be terminated within six months after the effective date of this Act unless, upon a written application of the owner, the Zoning Council, after public notice and hearing, may allow continuation of such use for a term of not more than two years, subject to such conditions and safeguards as it may prescribe; provided, however, that such continuation shall be permitted only if the Council determines the continuance of such non-conforming use under the prescribed conditions is not hazardous or offensive or detrimental to the neighborhood by reason of the emissions of dust, noise, vibration, glare, fumes, or other form of nuisance. Subsequent extensions, upon prescribed conditions, for periods not exceeding two years each may be granted by the Council after public notice and hearing and a determination similar to that required for the original extension.
4. **Existing signs made non-**conforming by virtue of this Act shall be removed within one year after the effective date of this Act unless, upon written application of the owner and after public notice

and hearing, the Zoning Council determines that the continuance of the sign is not a hazard to safety nor out of character with the district nor detrimental to health and welfare and permits such continuance for a term of not more than two years, subject to such conditions and safeguards as it may prescribe; provided, however, that at the end of such period, upon written application and public notice and hearing, the Council may allow continuance of such sign for a successive period of not more than two years upon such condition as it may then prescribe. In the case of illuminated signs, the prescribed conditions and safeguards may include, but shall not be limited to, prevention of disturbance caused by glaring light or reflections in any dwelling, boarding house, or hotel located within two hundred feet of such sign.

5. **If a non-conforming** use in a building is subsequently changed to a conforming use, it shall not again be altered except in conformance with the requirements of the district wherein such building is situated. The vacation of a building in which a non-conforming use is maintained or the cessation of such use for a period of three years shall be regarded as a permanent vacation, and thereafter the building may not be occupied or used except in conformity with the statutory requirements for the district in which such building is located; provided, however, that any term during which the owner of the building or the user suffered a legal disability shall be excluded from such three year period. [Added. L. 1957-58, ch. XLVI, sec. 12(g), eff. Mar. 21, 1958]

72. **Temporary permits** – temporary permits may be authorized by the Zoning Council for a period not to exceed one year, for non- conforming used or structure incidental to house or construction projects on the same premises provided however that such permit shall be issued conditionally upon written agreement by the owner to discontinue such use and to remove such structure at the expiration of the permit. [Added L.1957-58, ch. XLVI.sec. 12 (3rd), eff. mar 21. 1958]

73. **Project comprising two or more main buildings.**

1. **A project comprising** two or more main building proposed to be erected on a single tract of land in one ownership shall be permitted only if approved by the Zoning officer or in an appeal is taken from his decision, by the Zoning Council in accordance with the following terms and condition provided however that nothing contained herein under shall be construed to permit a building or use in a district restricted against such building or use.
2. **The aggregate ground area** covered by building or structure and the height of building shall not exceed that permitted by this act. Open space to or greater than that required under the restriction of the district in which the proposed development is to be located shall good access to light and air for dwelling or other main building to be erected thereon.
3. **Adequate** access shall be provided for pedestrians and vehicles to each main building in a project which is not directly accessible from a public street in accordance with specification established by the municipal engineer in conformity with this Act.
4. **Residential projects** shall be subject to the following special limitation:
 - (a) **Every residential project** approved under this section shall occupy a plot of not less than one acre, which plot shall be bounded on two or more side by streets parks or other permanent open space.
 - (b) **Every residential project** approved under this section shall provide land area per dwelling unit equal to or greater than that required for each type of dwelling under the restriction of the district in which the proposed development is to be located. Each residential development shall provide offstreet parking space and garages in accordance with the requirements of this Act, and such garages shall be for the exclusive use of occupants of the project only. Projects designed to house four or more families shall provide on the same tract space for outdoor play areas for small children and space for outdoor recreation at the rate of two hundred square feet of area per dwelling unit.
5. **Non-residential projects** shall be subject to the following special limitations:

- (a) **Every business or industrial project** approved under this section shall occupy a plot of at least two acres, which plot shall have a minimum frontage of three hundred thirty feet on a public street or highway.
 - (b) **Each project** containing non-residential buildings or uses approved under this section shall provide on the same tract offstreet loading and offstreet parking space in accordance with the provisions of sections 40 and 41 of this Act.
 - (c) **Whenever a business or industrial** project abuts upon a residence district or upon a street which is the boundary or a residence district, buffer strips of land at least fifty feet in width shall be provided along the entire length of the non-residential project adjoining such residential district. The Council may require that such buffer strips shall be suitably planted, fenced, and maintained.
6. **Upon receipt** of a favorable report from the Municipal Engineer, the Zoning Council, after notice and hearing, may approve the development plan and may direct the Municipal Engineer to issue permits in accordance with the approved site plan and general building plans thereof, provided that the Zoning Council is satisfied that the proposed project is consistent with the general intent and the requirements of this Act. If there are practical difficulties or exceptional or undue hardships in the way of carrying out the strict letter of the provisions of this Act, the Council, after notice and hearing, may approve the plan of development subject to such conditions as it may prescribe and may vary the application of such provisions, except those applying to signs and minimum lot area per dwelling unit, with respect to such development; it may hereupon direct the Municipal Engineer to issue permits in accordance with the approved site plan and general building plans thereof, provided that the Council is satisfied that the proposed development is in harmony with the general purpose and intent of this Act so that public health, safety, and well-being may be secured.
 7. **No modification**, variance, or change in the general location, layout, character, or use of the development as shown on the plan so approved shall be permitted except when approved in accordance with the procedure set forth in subsection 5. [Added. L. 1957-58, ch. XLVI, sec. 12(b), eff. Mar. 21, 1958.]

74. **Public garages and gas filling station.**

1. **The Zoning Council** may after public notice and hearing and subject to appropriate condition and safeguard for the protection of the health safety and well-being of the community, permit subject to the provision of section 46. public garages and filling station in business and industrial district.
2. **No public garages** or repair space shall have an opening in the roof or rear wall less than fifteen feet from any property or street line. no public garages or private garages accommodating more than five cars or gas filling station shall have an entrance upon the Same side of the street with and closer than two hundred feet to a public school public library theatre, church or other public gathering place or to a park playground or fire station provided however that this restriction shall not apply to a street of fifty feet or more in which between the garages or gas station and the public gathering place or other indicated building or use.
3. **No gas filling station** shall be constructed or erected except with provision for rendering all service on the premises and no gas line pump to the business shall be closer than feet to aside lot. Only parking incidental to the business shall be permitted on the premises. [. [Added L.1957-58, ch. xlvi.sec. 12 (3rd), eff. mar 21. 1958.]

75. **Location of accessory off street parking facilities.**

1. **When practical difficulties** prevent the establishment of off street parking facilities upon the same lot with the main building to be served, as required by section 40, the Zoning Council may, after public hearing and notice, and subject to appropriate conditions, permit the following exceptions:
 - i. Offstreet parking facilities may be established on a lot or premises other than the lot occupied by the building or use intended to be served, provided that:

- (i) **Such offstreet parking facilities** are located in a business or industrial district; provided, however, that such facilities shall be situated conveniently near, but not more than six hundred sixty feet from, the building or premises to which such facilities are appurtenant.
 - (ii) **When suitable facilities** in a business district are not otherwise available, a parking area may be located in a residence district; provided, however, that such parking area is adjacent to a business district but not more than seven hundred feet from the business building or use to which such parking area appertains; that it shall be used exclusively for passenger automobiles; that no business or service of any kind shall be offered in such facilities; and that no charges shall be made for the use of such parking area.
 - (iii) **The appurtenant offstreet parking facilities** permitted under (i) and (ii) above, together with access ways, shall be reserved for such use by deed, covenants, or agreements which subject their control to the county under conditions approved by the Municipal Engineer and the County Attorney. Conditions and safeguards may include, inter alia, installation and regulation of lighting and the prevention of glare, determination of the location and adequacy of entrances and exits to a street, and buffer strips as required by section 46.
2. **When** there is a publicly owned offstreet parking facility or one permanently established by agreement with the municipality for public uses, which facility is conveniently located within six hundred sixty feet of the premises to be served, the required offstreet parking space of the building or use may be satisfied to the extent of not more than fifty percent of the capacity of such public facility; provided, however, that no part of the capacity thus assigned shall have been apportioned by the Zoning Council to satisfy the parking requirements of another building or use unless the Council shall determine that the two premises are clearly used at different times of the day or week; and provided further that such apportionment shall not bestow any exclusive rights in or title to such parking facility. In granting such exceptions the Council shall satisfy itself that no undue hardship will result to property in the vicinity.
 3. **When** as the result of exceptions granted under this section the Council finds that offstreet parking facilities are not required in the rear yard on the same lot with the building to be served, the Council may waive the side yard requirements of a business B2 district for a non-residential building of fireproof construction.
 4. **When** there are exceptional hardships in the way of carrying out the strict letter of the provisions of section 40, the Council may, after public notice and hearing, waive or vary the requirements of said section, subject to such conditions as it may prescribe in the public interest. [Added. L. 1957-58, ch. XLVI, sec. 12(m), eff. Mar. 21, 1958.]

76. **Fire escapes.** – Nothing contained in this Act shall prevent the projection of an open fireproof escape or stairway into a side or rear yard for a distance not exceeding eight feet. [Added. L. 1957 -58, ch. XLVI, sec 12(e), eff. Mar. 21, 1958.]

77. **Height exception-** Nothing contained in this Act shall restrict the height of a church spire belfry, clock tower, wireless, tower chimney, flue, water tank elevator bulkhead stage tower, scenery light, or similar structure [Added. L. 1957 -58, ch. XLVI, sec 12(f), eff. Mar. 21, 1958.]

CHAPTER 5. ADMINISTRATION AND ENFORCEMENT

100. Administration of Act: Zoning Officer.

1. **This act** shall be administered and enforced by the municipal engineer of the Department of Public Works and utilities, who shall be known as the zoning officer.
2. **It shall** be the duty of the zoning officer to keep a record of all applications for permits and of all permit issued, with notation of the line of the bounding street or street has been accurately located and staked on the ground. A building permit issued in accordance with the building code of the commonwealth District of Monrovia shall satisfy the purposes of zoning permit; however, that there is conformity with all further condition and requirements set forth in this Act [Added L.1957-58, ch xlvi.sec. 14 (d), eff mar 21. 1958]

101. Interpretation- In interpreting and applying the provision of this Act, they shall be held to be the minimum requirement for the promotion of public safety health convenience property, and general welfare. whenever such provision require a greater width of side yard court or other open space or require a greater percentage of lot to be left unoccupied, or impose restriction more extensive than are required by any other statute or ordinance require a greater width or size of yard, court, or other open space or require a lower height of building or less number of stories or require a greater percentage of to be left unoccupied of impose restriction more extensive than are required by this Act the provision of such statue or ordinance shall govern. . [Added. L.1957-58, ch. XLVI, sec 14, (a), eff. Mar. 21, 1958.]

102. Zoning Permits- Zoning permit shall hereafter be secured from the Zoning office prior to construction erection or alteration of any building or structure or parts thereof or of any sign greater than three square feet in area. All request for zoning permits shall be made in writing by the owner or his authorized agents, shall include a statement of the use or intended use of the building structures or land and shall be accompanies by such information and data as the Zoning Council may require, including but not limited to a plan of street line and a written statement from the municipal engineer or other satisfactory evidence to the effect that order and may administer oaths. Upon the failure of any person to answer in response to a subpoena of such officer application may be made to any court of record or to any judge thereof for an order compelling the attendance of such witness. All meeting of the council shall be open to the public. The council shall keep minutes of its proceeding showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examination and other official actions, all of which shall be immediately filed in the office of the council and shall be a public record. . [Added. L.1957-58, ch. XLVI, sec 15, (a), (b) eff. Mar. 21, 1958.]

103. OCCUPANCEY PERMITS- No building hereafter constructed, erected, or altered shall be occupied or used in whole or in part for any use whatsoever, and no change in use of nay land or of any building has been issued by the zoning officer certifying that the building or use complies with the provision of this Act. Such occupancy permit shall be granted or denied within ten days from date of written application therefore. Accordance with the building code shall satisfy also the purposes of the Act [Added L.1957-58, ch xlvi.sec. 14 (e), eff mar 21. 1958].

104. Special permit – The zoning officer shall issue special permits upon authorization of the zoning council in accordance with section 42(5), 46(7), 70, 71, 72, 73, 74 or 75 of this Act [Added L.1957-58, ch xlvi.sec. 14(f), eff mar 21. 1958].

105. The Zoning Council.

1. **A Zoning Council** of five members, none of whom shall hold any elective office or position under the municipality is hereby created, to be appointed by the President of Liberia. Members of the zoning council now holding office shall continue therein until their present terms expire, and subsequently member shall be appointed for term of three years as successive vacancies occur. All member of zoning council shall be removable for cause by the president of the Republic of Liberia upon written charges and after public hearing.
2. **The Zoning Council** shall adopt such rules and regulation ad it may deem necessary to govern its procedure. Meetings of the council may determine. The chairman of the council or time as the acting chairman, shall have power to issue subpoenas for the attendance of witnesses and the production of reaction of the zoning officer or to decide in favor of the applicant nay matter upon which it is required to pass under this Act or to effect or recommend nay exception to or variation from this Act. [Added L.1957-58, ch xlvi.sec. 14(f), eff mar 21. 1958].

106. Powers of the Zoning Council:

1. The Zoning council shall have the following powers:
 - (a) **To hear** and decide appeals when it's alleged there is error in any order, requirement, decision, or refusal made by the Zoning officer in the administration or enforcement of this Act.
 - (b) **To hear** and decide in accordance with the provision of this Act request for special exception or for interpretation of the map or other special question upon which the council is authorized by this Act to pass.
 - (c) **When**, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of this or by reason of exceptional topographic condition or other extraordinary and exceptional condition or situation of a piece of property, the strict application of the provision of this Act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the owner of such property , to authorized upon an appeal relating to such property a variance from such strict application of any provisions, except land use, so as to relive such difficulties or hardship; provided, however, that on relief may be granted or action taken under terms of this subsection unless such relief can be granted without substantial impairing the intent and purpose of the zoning plan and this Zoning Law.

107. Appeals to the Zoning Council.

1. **Appeals to the Zoning Council** may be taken by any person aggrieved or by any office department or board of the commonwealth District of Monrovia aggrieved by any decision of the Zoning Officer. Such appeals shall be taken within a reasonable time, as provide by the rules of the Council, by filling with the Zoning Office and with the zoning council a notice of appeals specifying the grounds there for. The Zoning Officer shall forthwith transmit to the Council all the papers constituting the record upon the action appealed from.
2. **.An appeals** stays all proceeding in furtherance of the action in respect to which the decision appealed from was made unless the Zoning Office after the notice of appeals is filed with him that, by reason of facts stated in the certificate, a stayed would in his opinion, cause imminent peril of life or property. In such case the proceeding shall not be stayed except by restraining order which may be granted by the Zoning Council or by the count on application and notice to the Zoning Officer and for due cause shown.
3. **Zoning Council** shall fix a reasonable time for the hearing of the appeals, giving due notice thereof to the appellant; side appellant shall thereupon, at least five day prior to the time appointed for side hearing give personal notice to all owners or by leaving a copy thereof at the usual place of abode of side property owner if side owner are occupant of the property affected by such appeal or are resident of the commonwealth District of Monrovia. Whenever side owners are non-

resident of Monrovia, such notice may be given by sending written notice thereof by registered mail to the last known address of the property owners or owners as show by the most recent tax list of the commonwealth District. When the owners are partners, service as outlined above upon nay partner shall be sufficient; and when the owner is a corporation, service in

108. **Violations and penalties.** – Violation of any provision of this Act by any owner, lessee, or other shall constitute a misdemeanor punishable by imprisonment or by a fine of not more than one hundred dollars. . [Added. L.1957-58, ch. XLVI, sec 17, eff. Mar. 21, 1958.]

109. **Separability.** – If any provision of this Act or the application of any such provision to any circumstance or person shall held invalid the validity of the remainder of the Act and the applicability of such provision to other circumstance or person shall not be effected thereby. [Added. L.1957 -58, ch. XLVI, sec 18, eff. Mar. 21, 1958.]