

- lot line, not also a street right of way line, than (10) feet, except as hereinafter provided.
3. Rear Yards. - No principal building shall be located closer to the rear lot line than 25 feet.
 4. Detached Garages and Accessory Buildings. - No detached garage or accessory building shall be located closer to the front lot line than is the rear of the principal building or 75 feet, whichever may be greater. No detached garage or accessory building shall be located closer to any other lot line, not also a street right of way line, than 3 feet.
 5. Buildings Upon Corner Lots. - Except upon lots numbers 11, 9, 3, and 2, principal buildings upon all corner lots shall face the intersection or corner formed by the street right-of-way lines, except as hereinafter provided.
- D. Resubdividing or Changing of Lot Lines. - Lots shall not be resubdivided, nor shall lot lines be changed so as to decrease in either width or area any lot as shown on said plat, except that lot number 11 may be further divided, but not so as to create any lots of lesser width than seventy-five (75) feet.
- E. Density of Population. - There shall be no more than one principal building and its accessory buildings upon each lot. No more than one family shall occupy a dwelling at any one time, except that upon lot number 11, there may be not to exceed four families occupying a dwelling.
- F. Size of Buildings. - There shall be no dwellings constructed within said subdivision having less than the minimum floor area as follows:
- Upon lots numbers 1 through 9.
1. One story buildings shall have a minimum floor area exclusive of basements, cellars, porches, and garage of not less than 1,200 square feet.
 2. One and one-half and two story buildings shall have a minimum first floor area excluding basements, cellars, porches, and garages of not less than 900 square feet, and an aggregate area of both stories exclusive of basement, cellars, porches and garages of not less than 1,800 square feet.