SECTION 315 - (R-12) URBAN RESIDENTIAL DISTRICT REGULATIONS

315.02 **- PERMITTED USE** - Land and buildings in the URBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

315.21 - Dwelling Structures

a.) One-family dwelling structures.

b.) Two-family dwelling structures.

c.) Town House structures.

315.22 - Home Occupation (business) - Home Occupation in association with a permitted dwelling, and in accordance with the provisions of SECTION 511, ARTICLE V.

315.23 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified in SECTION 512, ARTICLE V.

315.24 - Religious Uses - Church or other place of worship provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.

315.25 - Schools and Parks - As provided for in 302.024.
Schools and Parks

a.) Public or private schools offering general educational courses and having no rooms regularly used for housing or sleeping of students, provided it occupies a lot of not less than three (3) acres.
b.) Parks, playgrounds, and play fields open to the public without fee.

315.26 - Adult Family Homes - As provided for in ORC 5119.

315.27 - Child Day Care - As accessory to the use of a dwelling as a residence. As provided for in 302.027.

315.03 **- CONDITIONAL USE** - The following uses s h a l l be allowed in the URBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

315.031 - Dwelling Structures - Apartment structures containing not more than four (4) dwelling units per structure.

315.35 - Child Day Care - As accessory to the use of a dwelling as a residence (more than six (6) children). As provided for in 302.038.

315.36 - Cemetery - As provided for in 302.033.

315.37 - Telecommunication Towers - As provided for in 302.0394.

315.04 - DEVELOPMENT STANDARDS - In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings shall be required in the URBAN RESIDENTIAL DISTRICT.

315.41 - Lot Area and Coverage - Centralized water and sanitary sewer are required.

a.) For each one-family structure there shall be a lot area not less than six thousand (6,000) square feet per dwelling.

b.) For each two-family structure there shall be a lot area not less than seventy-two hundred (7,200) square feet per two-family structure.

c.) For each dwelling unit more than two (2) in a structure, there shall be not less than twelve hundred (1,200) square feet of additional lot area per additional dwelling unit.

d.) Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than thirty percent (35%) by structure and required off-street parking. Exceptions: Churches and schools may have more than one principal structure per lot.

315.42 - Lot Width

a.) For a one-family dwelling, there shall be a lot width of fifty-five (55) feet or more at the front property line, and such lot shall have access to and abut on an improved, dedicated, publicly maintained street.

b.) For a two-family dwelling, there shall be a lot width of sixty-five (65) feet or more at the front property line and for each dwelling unit more than two (2), there shall be required an additional ten (10) feet of lot width, and such lot shall have access to and abut on a public right-of-way.

c.) For a Conditional Use, the lot width shall be adequate to meet the development standards of the URBAN RESIDENTIAL DISTRICT.

315.43 - Side Yard - For dwellings there shall be a minimum of five (5) feet.

For a Conditional Use, except dwellings and accessory structures thereto, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

315.44 - Rear Yard - For main buildings there shall be a rear yard of twenty percent (20%) or more of the lot depth.

315.45 - Front Yard as provided for in Section504.01

315. 046 - Accessory Structures as provided for in Section 512.

315.047 - Maximum Height – Thirty-eight (38) feet, as provided for in Section 302.047.