SECTION 306 - (R-2) LIMITED SUBURBAN RESIDENTIAL DISTRICT REGULATIONS

306.02 **- PERMITTED USE** - Land and buildings in the LIMITED SUBURBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

306.21 - Dwelling Structures - One-family dwellingstructures.

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

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

306.24 - 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 areas.

306.25 - 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.

306.26 - Adult Family Homes - As provided for in ORC 5119

306.27 - Child Day Care - As provided for in 302..027, as accessory to a residence

306.03 **- CONDITIONAL USE** - The following uses s h a l l be a l l o w e d in the LIMITED SUBURBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

306.32 - Private School and Child Care - As provided for in 302.032

306.33 - Cemetery - As provided for in 302.033

306.34 - Child Day Care (more than six (6) children) - As provided for in 302.038
306.35 - Private Streets (lanes) -As provided for in 302.0391

306.36 - Ponds - As provided for in 302.0392

306.37 - Telecommunication Towers - As provided for in 302.0394

306.04 - DEVELOPMENT STANDARDS

In addition to the provisions of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, the following standards for arrangement and development of land and buildings are required in the LIMITED SUBURBAN RESIDENTIAL DISTRICT.

306.41 - Lot Area and Coverage - For each dwelling unit there shall be a lot area not less than twenty thousand (20,000) square feet per dwelling unit. Centralized water and sanitary sewer service is required.

For all other Permitted Use and Conditional Use, the lot area shall be adequate to meet the sanitation requirements of the County Board of Health, but shall not be less than that prescribed for such use.

306.42 - Only one (1) principal use shall be permitted on a lot, and such lot shall not be covered more than twenty percent (20%) by structure. Exceptions: Churches and schools may have more than one (1) principal structure per lot.

306.43 - Lot Width - For a one-family dwelling, there shall be a lot width of one hundred (100) feet or more at the front line of the dwelling, and such lot shall have access to and abut on an approved, dedicated, publicly maintained street right-of-way for a distance of sixty (60) feet or more. Frontage may be provided on an approved private street if the right of way if dedicated to allow emergency vehicle access and is permanently maintained by a responsible entity.

For a Conditional Use, the lot width shall be adequate to meet the development standards of the LIMITED SUBURBAN RESIDENTIAL DISTRICT.

306.43 - Side Yard - For dwellings there shall be a total of side yards of twenty (20) feet or more with a minimum of eight (8) feet on one (1) side.

For a Conditional Use or structures permitted by Section 306.024 and 306.025, there shall be a side yard on each side of a building of twenty-five (25) feet or more.

306.44 - Rear Yard - For main buildings, there shall be a rear yard of twenty percent (20%) or more of the lot depth, except that a rear yard of more than fifty (50) feet shall not be required.

306.45 - Front Yard as provided for in Section504.01.

306.46 Accessory Structures as provided for in Section 512.

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