SECTION 312 - (R-8) RESTRICTED URBAN RESIDENTIAL DISTRICT REGULATIONS

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

312.21 - Dwelling Structures - One-family dwellingstructures.

312.22 - Home Occupation (business) - Home Occupation is associated with a permitted dwelling and in accordance with the provisions of SECTION 511.

312.23 - Accessory Uses - Accessory buildings (detached garages, barns and sheds) and uses in association with permitted dwellings as specified inSECTION 512.

312.24 - 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.

312.25 - 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.

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

312.27 - Child Day Care - Accessory to the dwelling as a residence, as provided for in 302.027.

312.03 **- CONDITIONAL USE** - The following uses m a y be allowed in the RESTRICTED URBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815.

312.31 - Dwelling Structures

a.) Two-family dwelling structures, provided that the density requirements of 312.041 can be met.

b.) Town House structures (vertically attached single-family units), provided the density requirements of 312.041 are met.

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

312.34 - Cemetery - As provided for in 302.033.

312.35 - Telecommunication Towers - As provided for in 302.0394.

312.04 **- 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 RESTRICTED URBAN RESIDENTIAL DISTRICT.

312.41 - Lot Area and Coverage - Centralized water and sanitary sewer is required.

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

b.) For each two-family structure, there shall be a lot area not less than ten thousand (10,000) square feet per two-family structure.

c.) Townhouses: For each dwelling unit more than two (2) in a structure, there shall be not less than five thousand (5000) square feet of lot area per dwelling unit. Maximum four (4) townhouses per structure.

d.) Only one (1) principal use shall be permitted on a lot, except where other arrangement is allowed in the approval of a Conditional Use, but no lot shall be covered more than thirty-five percent (35%) by structure and required off-street parking. Exceptions: Churches and schools may have more than one (1) principal structure per lot.

312.42 - Lot Width - For a one-family dwelling, there shall be a lot width of sixty (60) feet or more at the front line of the dwelling, and such lot shall have access to and abut on an improved, dedicated, publicly maintained street right-of-way for a distance of thirty (30) feet or more.

For a two-family dwelling, there shall be a lot width of seventy-five (75) feet or more at the front line of the dwelling, and for each dwelling unit more than two (2) there shall be required an additional forty (40) feet of lot width at the front line of the dwelling, and such lot shall have access to and abut on a public right-of-way for a distance of sixty (60) feet or more.

For a Conditional Use, the lot width shall be adequate to meet the development standards of the RESTRICTED URBAN RESIDENTIAL DISTRICT, except for the consideration of a Conditional Use on an existing platted lot or lots, these lot width requirements may be reduced where lot area and coverage, side yard and rear yard requirements are otherwise complied with.

312.43 - Side Yard - For a one-family dwelling there shall be a minimum of six (6) feet.

For dwellings with two (2) or more dwelling units, there shall be a side yard not less than one-fourth (1/4) the sum of the height of the structure, and the length of the wall most nearly parallel to the side lot line; but in no case shall the side yard be less than fifteen (15) feet.

For Conditional Use or structures permitted by Section 312.024-.025, except dwellings and accessory structures thereto, there shall be a side yard on each side of the building of twenty-five (25) feet or more.

312.44 - Rear Yard - For main buildings there shall be a rear yard of twenty percent (20%) or more of the lot depth, except a rear yard of more than thirty (30) feet shall not be required.

312.45 - Front Yard - As provided for in Section504.01.

312.46 - Accessory Structures - As provided for in Section512.

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