SECTION 305 - (R-1) RESTRICTED SUBURBAN RESIDENTIAL DISTRICT REGULATIONS

305.02 **- PERMITTED USES** - Land and buildings in the RESTRICTED SUBURBAN RESIDENTIAL DISTRICT shall be used only for the following purposes:

305.21 - Dwelling Structures - One-family dwellingstructures.

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

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

Domestic servant quarters (employed on the premises).

305.24 - 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.

305.25 - 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.

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

305.27 - Child Day Care, accessory to a residence - As provided for in 302.027

305.03 **- CONDITIONAL USE** - The following uses shall be allowed in the RESTRICTED SUBURBAN RESIDENTIAL DISTRICT subject to approval in accordance with SECTION 815, ARTICLE VIII.

305.32 - Private School - As provided for in302.032

305.33 - Cemetery - As provided for in302.033

305.34 - Child Day Care (more than six (6) children) - As an accessory use to the dwelling. As provided for in 302.038.

305.35 - Private Streets (lanes) -As provided for in302.0391

305.36 - Ponds - As provided for in302.0392

305.37 - Telecommunication Towers - As provided for in302.0394

305.04 - 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 RESTRICTED SUBURBAN RESIDENTIAL DISTRICT.

305.41 - Lot Area and Coverage - For each dwelling unit there shall be a lot area not less than forty thousand (40,000) square feet per dwelling unit. Note: since centralized water and sewer are generally not available in the R-1 district, for each 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.

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

305.42 - Lot Width - For a one-family dwelling there shall be a lot width of one hundred and fifty (150) 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 one hundred and fifty (150) feet or more except frontage only may be reduced on a curved portion of a street (with a centerline radius of five hundred (500) feet or less) to one hundred (100) feet and on a cul-de-sac bulb to sixty (60) feet. Frontage may be provided on an approved private street if the right-of-way is 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 RESTRICTED SUBURBAN RESIDENTIAL DISTRICT.

305.43 - Side Yard - For dwellings there shall be a total of side yards of twenty-five (25) feet or more with a minimum eight (8) feet on one (1) side.

For a Conditional Use or structures permitted in Section 305.024 and 305.025, 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.

305.44 - 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.

305.45 - Front Yard as provided for in 504.01.

305.46 - Accessory Structures as provided for in Section 512.

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