SECTION 308 - (R-4) SUBURBAN RESIDENTIAL DISTRICT REGULATIONS

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

308.21 - Dwelling Structures - One-family dwellingstructures

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

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

308.24 - 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.

308.25 - 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.

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

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

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

308.031 - Dwelling Structures - Two-family dwelling structures, provided the lot size is at least 17,000 square feet.

308.34 - Cemetery - As provided for in 302.033

308.35 - Child Day Care (more than six (6) children) - As accessory to the use of the dwelling as a residence and as provided for in 302.038
308.36 - Telecommunication Towers - As provided for in 302.0394

308.04 - 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 SUBURBAN RESIDENTIAL DISTRICT.

308.41 - Lot Area and Coverage - Minimum 8,500 square feet for single-family dwellings, 17,000 for

two family dwellings. Centralized water and sanitary sewer 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.

308.42 - 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.

308.43 - Lot Width - For a dwelling, there shall be a lot width of eighty (80) 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 sixty (60) feet or more.

For a Conditional Use, the lot width shall be as determined to be adequate by the Board of Zoning Appeals to meet the development standards of the SUBURBAN RESIDENTIAL DISTRICT.

308.43 - 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 308.024-.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.

308.44 - 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.

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

308.46 - Accessory Structures - As provided for in Section512.

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