SECTION 318 - (R-24) SUBURBAN APARTMENT RESIDENTIAL DISTRICT REGULATIONS

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

318.21 - Dwelling Structures

a.) Two-family dwelling structures.

b.) Town House dwelling structures.

c.) Apartment dwelling structures containing not more than three (3) stories of dwelling units, and/or twelve (12) dwellingunits.

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

318.23 - Accessory Uses - Accessory buildings and uses in association with permitted dwellings as specified in Section 512, ARTICLE V.

318.24 - 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.

318.26 - 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 of similar accommodations in the main assembly area.

318.27 - Child Day Care - As accessory to use of a dwelling as a residence. For six (6) or fewer children, as provided for in 302.027.

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

318.031 - Dwelling Structures - An apartment dwelling structure of more than three (3) stories of dwelling units and/or containing more than twelve (12) dwelling units provided the overall density of the district is not exceeded.

318.33 - Flexible Arrangement of Structures - Arrangement of structures in accordance with the provisions of SECTION 506, ARTICLE V.

318.34 - Telecommunication Towers - As provided for in 302.0394.

318.04 - 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 APARTMENT RESIDENTIAL DISTRICT.

318.41 - Lot Area and Coverage - For each main structure, there shall be a lot area not less than seventy-two hundred (7,200) square feet. Centralized water and sewer are required.

For each dwelling unit, there shall be provided a minimum of eighteen hundred (1,800) square feet of lot area, and land shall not be developed at a higher density than twenty-four (24) dwelling units per acre devoted to permitted uses.

Unless approved per Section 318.033, only one (1) main structure shall be permitted on a lot, and such lot shall not be covered more than thirty-five percent (35%) by structure and required off-street parking.

318.42 - Lot Width - For a two-family dwelling, there shall be a lot width of sixty (60) 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 ten (10) feet of lot width. However, a lot width at the front line of the dwelling shall not be required to exceed one hundred and fifty (150) feet. Such lot shall have access to and abut on an improved, dedicated, publicly or privately maintained street right-of-way for a distance of two-thirds (2/3) of the required lot width; but such distance shall not be required to exceed one hundred (100) feet.

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

318.43 - Side Yard - For dwellings or associated accessory buildings, there shall be a side yard not less than one-sixth (1/6) the sum of the height of the structure and the length of the wall most nearly parallel to side lot line; but in no case shall the side yard be less than eight (8) feet.

For a Conditional Use or structures permitted by Sections 318.024-.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.

318.44 - 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.

318.45 - Maximum Height – Thirty-eight (38) feet.