

Section 5
U-1 Urban Residential District.

a. Permitted Uses and Structures:

1. Single-family dwellings.
2. Public parks, playgrounds, recreation areas and public golf courses and country clubs.
3. Public elementary, junior high, and high schools and buildings for town, city, county, State and Federal Government use.
4. Churches and Community buildings.
5. The uses permitted and as regulated in numbers 2, 3, and 4, S-1 Suburban Residential District.
6. Temporary buildings and structures incidental to construction work only for the period of such work.
7. Storage of a continually unoccupied recreational vehicle in a private garage or rear or side yard.
8. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:

1. The special exceptions permitted and as regulated in numbers 1, 2, 3, 4, 5, 6 and 7, S-1 Suburban Residential District.
2. Two-family dwellings and multiple-family dwellings.
3. Uses, buildings, and structures customarily accessory and clearly incidental to the above uses.

c. Minimum Lot Size:

	Area Per Dwelling Unit (Square Feet)	Lot Width (Feet)
<u>Single-Family</u>		
With sanitary sewers	7,200	60
Without sanitary sewers	12,000	80
<u>Two-Family</u>		
With sanitary sewers	6,000	80
Without sanitary sewers	7,500	90

Multiple-Family

With sanitary sewers	3,500	90
Without sanitary sewers	5,000	100

- d. **Minimum Yard Sizes:** Front Yard - 35 feet along Major and Collector Highways and 25 feet along all other roads. Rear Yard - 25 feet. Side Yard - 8 feet (each side).
- e. **Maximum Height of Structures:** Single-family and two-family dwellings 2-1/2 stories or 35 feet whichever is lower. *Multiple-family dwellings - 3 stories or 35 feet whichever is lower, except this height may be increased provided that for each 1 foot of building height over 35 feet, each required side and rear yard shall be increased by 2 feet.
- g. **Minimum Off-Street Parking Requirements:**
- Same as in S-1 suburban Residential District.
- Two-family dwellings: 1 parking space for each dwelling unit.
- Multiple-family dwellings: 1-1/2 parking spaces for each dwelling unit.
- g. **Limitations on Signs:** Same as in S-1 Suburban Residential District.

Section 6

B-2 General Business District.

- a. **Permitted Uses and Structures.**
1. Retail businesses and customary accessory service activities.
 2. Personal, business, financial, and professional services.
 3. Post offices; telegraph offices electric substations and distribution centers; fire and police stations; gas regulator stations; telephone exchanges and transmission equipment buildings and microwave relay towers; and waterworks, reservoirs, pumping stations, filtration plants, sewage treatment plants, and parks.
 4. A dwelling unit or lodging room as an accessory use in the principal building.
 5. Temporary buildings and structures incidental to construction work only for the period of such work.