

**165.07 R-S SUBURBAN RESIDENTIAL DISTRICT.** The Suburban Residential District is intended to provide single-family housing on lots, which will preserve and enhance the suburban character and attractiveness of the area. It is intended that this designation: (i) provide a semi-rural environment and life style and (ii) retain land with significant topographic or physical constraints, wooded areas, or a unique environment as open space.

1. Permitted Principal Uses and Structures.
  - A. Single-family detached dwellings.
  - B. Churches and similar places of worship.
  - C. Public, parochial or private schools, including elementary, junior high, and high schools.
  - D. Public or semi-public parks, open spaces, playground, or community buildings.
2. Permitted Accessory Uses and Structures.
  - A. Private garages or carports.
  - B. Private swimming pools.
  - C. Private greenhouses not operated for commercial purposes.
  - D. Accessory uses or structures clearly incidental and subordinate to one of the permitted uses or structures of this District, unless otherwise excluded.
  - E. Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work.
  - F. Home occupations, as limited by Section 165.05.
  - G. Taking of boarders or the leasing of rooms by resident family, provided the total number of roomers and boarders does not exceed two.
3. Special Exceptions.
  - A. Railroads.
  - B. Public utilities.
  - C. Swimming pools, golf courses, and country clubs, except miniature courses or driving ranges operated for a profit.
4. Minimum Lot Area and Width.

All Principal Permitted Uses:  
Area – 40,000 square feet  
Width – 125 feet
5. Minimum Yard Requirements.
  - A. Dwellings:

Front – 30 feet  
Rear – 30 feet

- Side – 10 feet each side
- Street side, corner lot – 30 feet
- B. All other principal permitted uses:
  - Front – 50 feet
  - Rear – 50 feet
  - Side – 50 feet
  - Street side, corner lot – 50 feet
- 6. Maximum Height:
  - Dwelling – 2½ stories or 35 feet
  - Accessory Building – 2½ stories or 35 feet
- 7. Minimum Off-Street Parking and Loading Space.
  - A. Dwelling – Two parking spaces for each dwelling unit.
  - B. Church – One space for every 6 seats in the main auditorium.
  - C. Schools and Public Buildings – One space for each classroom or office room plus one space for each 10 seats in the main auditorium, stadium, or place of public assembly.
- 8. Permitted Signs. The following signs shall be permitted.
  - A. Name plates not exceeding one square foot in area.
  - B. Sign for a home occupation as provided in Section 165.05.
  - C. Church or public bulletin boards not to exceed 24 square feet in area.
  - D. Temporary signs advertising the lease or sale of the premises not to exceed 12 square feet in area.

Any sign not conforming to the provisions of this chapter shall be made to conform or be removed within one year after the effective date hereof.

[The next page is 175]