

153.240 - Dwelling districts—Class U1.

- A. Subdivision of Uses. Class U1 Uses (Dwelling) are subdivided and permitted as follows:
1. Single-family dwelling; rooming house; farming; gardening; nursery; agriculture; public park; public playground; public recreation building; railway yard; greenhouse, provided that no building is located within fifteen feet of any lot line;
 2. Two-family dwelling, U1, H1, and A2; and
 3. Subject to the provisions of Section 153.404 a school, public library, public museum, memorial building or community center building.
- B. Accessory Uses. Accessory uses in Class U1 Districts shall be permitted and prohibited as provided in the article on Accessory Uses in Residence Districts at Section 153.260 et seq.
- C. Height Requirements. Height regulations in Class U1 Districts shall be as provided in the article on Height Districts at Section 153.335 et seq.
- D. Development Requirements. Area regulations, yards, parking, and other development requirements in Class U1 Districts shall be as provided in the article on Development and Area District Requirements at Section 153.300 et seq.
- E. Sign Requirements. Regulations for on-premises exterior signs in Class U1 Districts shall be as provided in the article on On-Premises Exterior Signs at Section 153.345 et seq.
- F. Restriction of Uses. Within a Class U1 District, no structure or premises shall be used, and no structure shall be erected which is to be used, for other than a Class U1 Use. In any portion of a Class U1 District that is within a Class A1 District, no building or premises shall be used, and no building shall be erected to be used, as a dwelling for more than one family. No separate dwelling unit of a two-family dwelling shall be occupied by more than one family or a maximum of five people. Except as provided in Sections 153.401 through 153.432, no structure shall be used in a Class U1 District for a use enumerated in subsection (A)(3) of this section unless such structure is located:
1. On a lot at present devoted to a use enumerated in this subsection;
 2. On a lot fronting on a portion of a street between two intersecting streets in which portion there exists a building of a kind enumerated in subsection (A)(3) of this section;
 3. On a lot immediately adjacent to or across the street from a public park or a public playground;
 4. On a lot fronting on a street having regular public transit service thereon opposite such lot; or
 5. On a lot immediately adjoining or immediately opposite on the other side of the street from a Class U2, UD, UHD, ULB, UG, U3, U4, U5, or U6 District.
- G. Within a Class U1 District only one building including accessory structures shall be permitted on a lot as defined, restricted, and referred to in this Zoning Code. Penalty, see § 153.199.

(Prior code § 153.101; Ord. 739-1987; Ord. 509-1982; Ord. 322-1976)