

CHAPTER 1143
SF-3 Residential Districts

1143.03 PERMITTED USES.

In a single-family dwelling zoning district designated as an SF-3 District, no dwellings or land shall be used or changed in use, and no building shall be hereinafter located, erected or structurally altered, unless otherwise provided for in this Zoning Ordinance, except as follows:

- (a) Detached, one-family dwelling. (Ord. 47-89. Passed 5-2-89.)
- (B) **CUSTOMARY ACCESSORY USES AND BUILDINGS, PROVIDED SUCH USES AND BUILDINGS ARE INCIDENTAL TO THE PRINCIPAL BUILDING USE AND DO NOT INCLUDE ANY ACTIVITY COMMONLY CONDUCTED AS A BUSINESS. ANY ACCESSORY BUILDING SHALL BE LOCATED ON THE SAME LOT WITH THE PRINCIPAL BUILDING.**

1143.04 CONDITIONAL USES.

(a) In a single-family dwelling district designated as an SF-3 District, the following uses shall be permitted upon approval of the Planning Commission:

- ~~(1) Churches or other similar places of worship, parish houses;~~
- ~~(2) Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit;~~
- ~~(3) Elementary and secondary schools;~~
- ~~(4) Other customary accessory uses and buildings, provided such uses and buildings are incidental to the principal building use and do not include any activity commonly conducted as a business. Any accessory building shall be located on the same lot with the principal building.~~

(b) All other uses not specifically mentioned in this section and herein are prohibited.

(c) Variance to any of the compliance requirements for a conditional use shall require approval by Council with an affirmative recommendation from the Planning Commission. (Ord. 171-93. Passed 7-20-93.)

EXHIBIT A