

CHAPTER 1147
MR-1 Residential District

1147.03 PERMITTED USES.

(a) In a two-family dwelling zoning district designated as MR-1, no land or dwellings 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:

- (1) Detached, two-family dwelling. (Ord. 184-89. Passed 12-5-89.)
- (2) **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.**

1147.04 CONDITIONAL USES.

(a) In a two-family dwelling district designated as an MR-1 District, the following uses will be permitted upon approval of the Planning Commission:

- (1) Detached single family dwellings complying with the standards set forth under Chapter 1145 of this Zoning Code;
- ~~(2) Churches or other similar places of worship, parish houses;~~
- ~~(3) Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit;~~
- ~~(4) Elementary schools and high schools; and~~
- ~~(5) 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. 184-89. Passed 12-5-89.)

EXHIBIT A