

1150.03 DOWNTOWN SINGLE FAMILY.

(a) Permitted Uses. In the single family dwelling area designated in this chapter, no dwellings or land shall be used or changed in use and no building shall be hereinafter located, erected or structurally altered, except a detached one family dwelling.

(b) Conditional Uses:

(1) In a single-family residential area of this Chapter, the following uses will be permitted only after approval of the Planning Commission:

(a) Customary accessory uses and buildings, provided such uses and buildings are incidental to the principal 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 and shall meet the lot requirements hereinafter set forth.

(1) ~~An~~ **PERMITTED** unattached accessory **USE** building **OR STRUCTURE (EXCLUDING FENCES)** shall be located to the rear of the dwelling **AND SHALL** ~~An unattached accessory use~~ **may** be placed no closer than five feet to the rear property line **AND SHALL NOT EXCEED FIFTEEN FEET IN HEIGHT.** ~~An~~ **PERMITTED** attached accessory **USE BUILDING OR STRUCTURE, EXCLUDING FENCES,** shall be treated as an addition **AND** ~~However, an attached accessory~~ may project into the rear yard a distance of not more than ten feet.

(c) Height Regulations. No building shall exceed twenty-five feet in height, nor contain more than two stories.

(d) Dwelling Dimension; Lot Coverage. Each single family dwelling hereafter erected or structurally altered shall have a ground floor area, exclusive of open porches and garages, of not less than 1,000 square feet per one-story or ranch type dwelling and not less than 800 square feet ground floor area per one-and-one-half story dwelling. For two-story dwellings and/or split-level residences, not including basements, open porches and garages, the total living area shall be not less than 1,400 square feet. Each dwelling may have garage facilities to accommodate not less than 1,400 square feet. Each dwelling may have garage facilities to accommodate automobiles, however, such facility shall not be greater in square footage than 800 square feet. All dwellings and accessory buildings shall cover not more than forty (40%) percent of any lot.

(e) Required Lot Area.

(1) Each dwelling structure or other building permitted herein shall be located on a lot having an area of not less than 7,200 square feet and each lot shall have a frontage of not less than sixty feet on a dedicated public street, provided the street on which the lot fronts is straight.

(2) When the road upon which a lot fronts is curving or at the end of a cul-de-sac, the chord distance along the right of way may be reduced to forty-five feet, provided the lot width at the minimum building line is sixty feet.

(f) Yard Requirements. Each lot shall have a front, rear and two side yards of not less than the following depths or widths:

(1) Depth of front yards shall be not less than twenty-five feet measured from the right-of-way line of the street or streets upon which it fronts.

(2) Depth of the rear yard shall be not less than twenty-five feet measured from the rear property line.

(3) Each side yard width shall be not less than five feet.