

ARTICLE 1305

R-S RESIDENTIAL DISTRICT

1305.01 Purpose

The purpose of this zoning district is to provide single family areas of medium density with provisions for multi-family dwellings with densities compatible with single family residential areas, thus providing a variety of housing types.

1305.02 Use Regulations

A building may be erected or used, and a lot may be used or occupied for any of the following purposes, and no other, subject to the applicable provision of Article 1318, "General Regulations" and other applicable provisions of this and other City Ordinances.

- (a) The following uses are permitted by right:
 - (1) Any use permitted in R-R Residential District.
- (b) The following uses and their accessory uses may be permitted following a review and recommendation by the Planning Commission in accord with the provisions of Article 1322:
 - (1) Any use permitted in R-R Residential District except single family detached dwellings fronting on a common private driveway.
 - (2) Multiple family dwellings [See Section 1322.04(f)].
 - (3) Planned Unit Development.
- (c) The following uses and their customary accessory uses when authorized as a special exception by the Zoning Hearing Board may be permitted, subject also to the provisions of Article 1325.
 - (1) Any use permitted in R-R Residential District.
 - (2) Home Professional Office [See Section 1325.08(h)].
- (d) The following accessory uses are permitted by right:
 - (1) Any use permitted in R-R Residential District.

1305.03 Area, Yard and Building Regulations.

(See Article 1318).

1304.06 Off-Street Parking and Loading Regulations.

(See Article 1319).

1305.05 Sign Regulations

(See Article 1320).

1305.06 Site Plan Review Requirements

(See Article 1321).