

ARTICLE XIII
(UR) URBAN NEIGHBORHOOD RESIDENTIAL DISTRICT

Section 13.01 Purpose

The UR District is established to provide for the continuance of single-family housing within the older portions of the City of Greenville, and the expansion of such uses at densities consistent with existing development, thereby encouraging private reinvestment and revitalization in such areas, and increasing the diversity of housing choice while maintaining adequate development standards.

It is recognized that, since property in the UR District is likely to be located in the older areas of the City, and such areas likely to be characterized by patterns of mixed land use. Many of these mixed uses are the result of past development practices and would not be allowed under the provisions of this UR District. It is the intent of this Ordinance, and this district in particular, to *protect and preserve the basic property rights* of such existing nonconforming uses. Specific provisions are made for the continuance, substitution and extension of such use, pursuant to Article VIII this Ordinance and Section 713.15 of the Ohio Revised Code.

The district can also be used to allow for new development in outlying areas of the City by meeting standards intended to promote the historic neighborhood character of such new development.

Section 13.02 Permitted Uses

- A. One-family detached dwellings.
- B. Public parks, playgrounds and open space.

Section 13.03 Accessory Uses

- A. Private detached garages or carports.
- B. Tool sheds, garden sheds, play houses and/or similar structures.
- C. Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

Section 13.04 Conditional Uses

- A. Home occupations, subject to the provisions of Section 32.05 of this Ordinance.
- B. Churches and places of public worship, provided the seating capacity of the sanctuary is not more than 300 persons.

Section 13.05 Development Standards

- 13.05.01 Minimum Lot Area
5,000 square feet.
- 13.05.02 Minimum Lot Width
Fifty (50) feet of lot width with frontage on a publicly dedicated, improved street or highway.
- 13.05.03 Minimum Front Yard Depth
Twenty (20) feet, or the average of the existing principal structures on the same side of the street and facing thereon within the same block, whichever is less.
- 13.05.04 Minimum Side Yard Depth
Four (4) feet.
- 13.05.05 Minimum Rear Yard Depth
Fifteen percent (15%) of lot depth, but not less than twenty (20) feet.
- 13.05.06 Maximum Building Height
Thirty-five (35) feet.
- 13.05.07 Additional Requirements for New Lots Developed in the UR District
Presently undeveloped areas outside the older portion of the City may be developed in the UR District, subject to the following regulations:
 - A. Development Plan
A Development Plan shall be required for all new residential development within the UR District, containing more than ten (10) dwelling units. Such Development Plan shall show the proposed layout of all streets, lots and buildings, as well as the location of all public spaces, and shall illustrate that the proposed development conforms with the purpose and intent of the UR District.
 - B. Garages
All garages shall be located within the rear yard.

C. Street Trees

Street trees shall be required along all new streets developed within UR District. The spacing of trees along streets shall be not less than thirty (30) feet on center.

D. Sidewalks

Sidewalks of not less than four (4) feet in width shall be required for both sides of all streets within the UR District.

E. Required Open Space

Not less than 15% of the total net developable area of the proposed development shall be dedicated to permanent open space parks, and/or public spaces. Such open space shall be granted to a homeowner=s association, or may be donated to the City, if the location and physical condition of the land so donated is consistent with an adopted parks and open space plan and such donation is approved by City Council. For the purposes of this calculation, net developable area shall mean the area of the site proposed for development, minus public and/or private streets and or alleys.