

## SECTION 2.7.2. EDUCATIONAL DISTRICTS B

A. In Educational Districts B, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following:

1. Any purpose authorized in an Educational District in accordance with and subject to the provisions of Section 2.7.
2. Buildings, equipment and other facilities for ice skating, curling, tennis, squash, handball and swimming, for participants and spectators, whether public or private, and whether or not operated for profit, also in connection therewith, the parking of motor vehicles; and also such other accessory uses as are customary when contained within or attached to the physical education or physical recreation buildings; all subject to conformity with the following requirements:
  - a. No building or other structure shall be erected or placed on a lot containing less than eighty thousand (80,000) square feet in area.
  - b. Minimum Open Space: There shall be provided for each lot a minimum open space of not less than 60 percent of the lot area.
  - c. No building or structure, or addition to any building, shall be erected or placed on a lot which will result in the covering by buildings or structures of more than twenty percent (20%) of the lot area.
  - d. No building or structure other than accessory buildings shall be located within one hundred (100) feet of any property boundary line abutting a public or private way or within one hundred (100) feet of any other property boundary line. No accessory buildings may be erected within fifty (50) feet of such property boundary lines.
  - e. Off-street parking shall be provided in accordance with Section 5.17 but no such off-street parking shall be within one hundred (100) feet of any lot line of any land in Residential Districts or used for residential purposes.
  - f. Project Approval: The provisions of Section 5.6 shall apply.
  - g. For the purposes of this Section 2.7.2.A.2., the terms "structure" shall include an uncovered tennis court or an uncovered swimming pool.
  - h. No more than one thousand six hundred (1600) permanent spectator seats shall be provided.

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