

8-5 SINGLE FAMILY RESIDENTIAL (R-1A) ZONE

8-5(a) Intent - These zones are established to provide for single family detached residences and supporting uses. The zones should be located in areas of the community where services and facilities will be adequate to serve the anticipated population. The Comprehensive Plan should be used to determine the location and density (units/acre) of each single family zone.

8-5(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Single family detached residences.
2. Parks and playgrounds operated by government.

8-5(c) Accessory Uses (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. Private garages, storage sheds, and parking areas.
2. Living quarters, without cooking facilities and not rented, for guests and employees of the premises.
3. Swimming pools and tennis courts.
4. Agricultural uses, excluding commercial stock raising.
5. Private, non-commercial parks and open space.
6. Home office.
7. A ground mounted satellite dish antenna, as regulated by Article 15-8.
8. Family child care for up to six (6) children, provided that the total number of children living or being cared for on the premises shall not exceed six (6).

8-5(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

1. Kindergartens and nursery schools for four (4) and not more than twelve (12) children, when accessory to and located in the same structure with the single family residence occupied by the owner or operator. All kindergartens and nursery schools shall provide a fenced and screened play area, which shall contain not less than twenty-five (25) square feet per child.
2. Kindergartens, nursery schools and child care centers for four (4) or more children, when accessory to a church, school or private club as permitted herein. A fenced and screened play area shall be provided, which shall contain not less than twenty-five (25) square

feet per child.

3. Home occupations.
4. Temporary real estate sales offices for the sale of lots located only within the subdivision in which said lots are located, to be removed at the end of two years or when all the lots are sold, whichever comes first.
5. Cemeteries, columbariums, and mausoleums.
6. Outdoor commercial and non-commercial recreational facilities, such as golf courses; zoological gardens; sportsmen's farms; riding stables; fishing lakes and non-commercial swimming pools; tennis courts; campgrounds; and private clubs.
7. Churches, Sunday schools, and parish houses.
8. Schools for academic instruction.
9. A roof or pole mounted satellite dish antenna, as further regulated in Article 15-8.
10. Mining of non-metallic minerals, but only when the proposal complies with the requirements of the Mining/Quarrying Ordinance (Code of Ordinances #252-91) and the conditions and requirements as set forth therein. The Board of Adjustment shall specifically consider and be able to find:
 - a. That the proposed use will not constitute a public nuisance by creating excessive noise, odor, traffic, dust, or damage to the environment or surrounding properties;
 - b. That a reasonable degree of reclamation and proper drainage control is feasible; and
 - c. That the owner and/or applicant has not had a permit revoked or bond or other security forfeited for failure to comply with any Federal, State or local laws, regulations or conditions, including land reclamation, pertaining to the proposed use.
11. Family child care for seven (7) and not more than twelve (12) children, provided that the total number of children living or being cared for on the premises shall not exceed twelve (12). A fenced outdoor play area shall be provided, which shall contain not less than twenty-five (25) square feet per child.
12. Bed and breakfast facilities, limited to the rental of not more than one (1) room. The Board of Adjustment, in considering approval of such conditional use, shall consider and make a finding that the number of rooms granted shall not have an adverse effect on surrounding properties. In addition, in considering such a conditional use, the Board of Adjustment shall take into consideration the number of bed and breakfast facilities, if any, within the general neighborhood of the property being considered for such use.
13. Historic house museums.

8-5(e) Prohibited Uses (All uses, other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses, shall be prohibited. The uses below are provided for illustration purposes and for the purpose of limiting permitted uses, and are not intended to be a total listing of all the uses that are prohibited.)

1. Those uses prohibited in the A-U zone.
2. Commercial kennels, equine hospitals, and offices of veterinarians.
3. Any use dependent upon septic tanks or pit privies.
4. The above- or below- ground storage of any flammable material in gaseous form, including compressed natural gas, and the above- or below- ground storage of more than five (5) gallons of gasoline.

Lot, Yard, and Height Requirements (See Articles 3 and 15 for additional regulations.)

8-5(f) Minimum Lot Size - One acre; or 25,000 square feet for property rezoned to R-1A after July 14, 1994.

8-5(g) Minimum Lot Frontage - 150'; or 125' for property rezoned to R-1A after July 14, 1994.

8-5(h) Minimum Front Yard - 50'; or 40' for property rezoned to R-1A after July 14, 1994.

8-5(i) Minimum Each Side Yard - 25'; or 10' for property rezoned to R-1A after July 14, 1994.

8-5(j) Minimum Rear Yard - 25'.

8-5(k) Minimum Useable Open Space - No limitation.

8-5(l) Maximum Lot Coverage - No limitation.

8-5(m) Maximum Height of Building - 35'.

8-5(n) Off-Street Parking (See Article 16 for additional parking regulations.)

Churches, Sunday Schools, and Parish Houses - One (1) space for each five (5) seats in the main auditorium, with a minimum of five (5) spaces.

Dwelling Units - One (1) space per dwelling unit.

Elementary and Junior High Schools - One (1) space for every fifteen (15) seats in the main auditorium; or one (1) space for every classroom, plus one (1) space for each employee, whichever is greater.

All Other Schools for Academic Instruction - One (1) space for every five (5) seats in the main auditorium; or one (1) space for every five (5) classroom seats, whichever is greater.

Golf Courses - Three (3) spaces for every hole on the main course.

Keeping of Roomers or Boarders - One (1) space

for every two (2) roomers or boarders.

Kindergartens, Nursery Schools, Day Nurseries and Child Care Centers - Three (3) spaces for the first twelve (12) children, plus one (1) space for every ten (10) (or fraction thereof) additional children.

Family Child Care for between seven (7) and twelve (12) children - One (1) space in addition to that required for the dwelling.

Private Clubs - One (1) space for every four (4) members.

Non-Commercial Outdoor Recreational Facilities, including Playgrounds; Sportsmen's Farms; and Riding Stables - One (1) space for every four (4) members, with a minimum of five spaces.

Temporary Real Estate Sales Offices - One (1) space for every four hundred (400) square feet of floor area to be used as the sales office.

Conditional Uses - Parking requirements stated herein for conditional uses are minimum requirements; the Board of Adjustment may establish additional requirements, as needed. Where no requirement is stated herein, the Board shall determine the required parking for the conditional use.

Combinations - Combined uses shall provide parking equal to the sum of individual requirements.

**8-6 SINGLE FAMILY RESIDENTIAL (R-1B)
ZONE**

8-6(a) Intent - As for R-1A.

8-6(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. The principal permitted uses in the R-1A zone.

8-6(c) Accessory Uses (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. The permitted accessory uses in the R-1A zone.

8-6(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

1. The permitted conditional uses in the R-1A zone.

8-6(e) Prohibited Uses (All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited. The uses below are provided for illustration purposes and for the purpose of limiting permitted uses, and are not intended to be a total listing of all the uses that are prohibited.)

1. The uses prohibited in the R-1A zone.

Lot, Yard, and Height Requirements (See Articles 3 and 15 for additional regulations.)

8-6(f) Minimum Lot Size - 15,000 square feet.

8-6(g) Minimum Lot Frontage - 100'.

8-6(h) Minimum Front Yard - 40'.

8-6(i) Minimum Each Side Yard - 10'.

8-6(j) Minimum Rear Yard - 10'.

8-6(k) Minimum Useable Open Space - No limitation.

8-6(l) Maximum Lot Coverage - No limitation.

8-6(m) Maximum Height of Building - 35'.

8-6(n) Off-Street Parking (See Article 16 for additional parking regulations.)

As for R-1A.

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8-7 SINGLE FAMILY RESIDENTIAL (R-1C) ZONE

8-7(a) Intent - As for R-1A.

8-7(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. The principal permitted uses in the R-1A zone.

8-7(c) Accessory Uses (Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses.)

1. The permitted accessory uses in the R-1A zone.

8-7(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

1. The permitted conditional uses in the R-1A zone.

8-7(e) Prohibited Uses (All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited. The uses below are provided for illustration purposes and for the purpose of limiting permitted uses, and are not intended to be a total listing of all the uses that are prohibited.)

1. The prohibited uses in the R-1A zone.

Lot, Yard and Height Requirements (See Articles 3, 8-7(o) below, and 15 for additional regulations.)

8-7(f) Minimum Lot Size - 8,000 square feet.

8-7(g) Minimum Lot Frontage - 60'.

8-7(h) Minimum Front Yard - 30'.

8-7(i) Minimum Each Side Yard - 8'.

8-7(j) Minimum Rear Yard - 10'.

8-7(k) Minimum Useable Open Space - No limitation.

8-7(l) Maximum Lot Coverage - No limitation.

8-7(m) Maximum Height of Building - 35'.

8-7(n) Off-Street Parking (See Article 16 for additional parking regulations.)

As for R-1A.

8-7(o) Special Provisions

1. Lot frontage, yard and height requirements for single family detached dwellings in defined Infill and Redevelopment areas are for existing lots as of December 5, 2002, and shall be as follows:

- a. Where existing lot frontage is 24 feet but less than 35 feet, the provisions of Article 15-7 and the following shall apply:

1. Minimum lot frontage - 24 feet.
2. Minimum front yard - As per Article 8-7(h), unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
3. Maximum front yard - 50 feet, unless the average depth of the existing front yards on each side of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
4. Minimum side yard - 3 feet. No wall, air-conditioning unit, structure or other obstruction shall be located within the required side yard. Any fence located in a required side yard must be entirely to the rear of the principal structure on the lot.
5. Minimum rear yard - 20% of the lot depth.
6. Minimum usable open space - No limitation.
7. Minimum lot coverage - No limitation.
8. Maximum height of building - 28 feet and 2½ stories.
9. Maximum lot coverage - No limitation.
10. Maximum floor area ratio - 0.35, or that which allows 2,600 square feet, whichever is greater.

- b. Where existing lot frontage is 35 feet but less than 50 feet, the provisions of Article 15-7 and the following shall apply:

1. Minimum lot frontage - 35 feet.
2. Minimum front yard - As per Article 8-7(h), unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
3. Maximum front yard - 50 feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
4. Minimum side yard - 5 feet.
5. Minimum rear yard - 20% of the lot depth.
6. Minimum usable open space - No limitation.
7. Minimum lot coverage - No limitation.
8. Maximum height of building - 28 feet and 2½ stories.
9. Maximum lot coverage - No limitation.
10. Maximum floor area ratio - 0.35, or that which

allows 2,600 square feet, whichever is greater.

- c. Where existing lot frontage is 50 feet or greater, the provisions of Article 15-7 and the following shall apply:
 1. Minimum lot frontage - 50 feet.
 2. Minimum front yard - As per Article 8-7(h), unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less, then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
 3. Maximum front yard - 50 feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
 4. Minimum side yard - As per Article 8-7(i).
 5. Minimum rear yard - 20% of the lot depth.
 6. Minimum usable open space - No limitation.
 7. Minimum lot coverage - No limitation.
 8. Maximum height of building - As per Article 8-7(m).
 9. Maximum lot coverage - No limitation.
 10. Maximum floor area ratio - 0.7.

8-8 SINGLE FAMILY RESIDENTIAL (R-1D) ZONE

8-8(a) Intent - As for R-1A.

8-8(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. The principal permitted uses in the R-1A zone.
2. Existing two-family dwellings that were granted principal use status in the 1969 Zoning Ordinance. No building permits shall be issued for new two-family dwellings subsequent to the date of adoption of this Zoning Ordinance.

8-8(c) Accessory Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. The permitted accessory uses in the R-1A zone.

8-8(d) Conditional Uses (Permitted only with Board of Adjustment approval.)

1. The permitted conditional uses in the R-1A zone.

8-8(e) Prohibited Uses - (All uses other than those listed as principal, accessory, or conditional uses or substantially similar to principal, accessory, or conditional uses shall be prohibited. The uses below are provided for illustration purposes and for the purpose of limiting permitted uses, and are not intended to be a total listing of all the uses that are prohibited.)

1. The prohibited uses in the R-1A zone.

Lot, Yard, and Height Requirements (See Articles 3, 8-8(o) below, and 15 for additional regulations.)

8-8(f) Minimum Lot Size - 6,000 square feet.

8-8(g) Minimum Lot Frontage - 60'.

8-8(h) Minimum Front Yard - 30'.

8-8(i) Minimum Each Side Yard - 6'.

8-8(j) Minimum Rear Yard - 10'.

8-8(k) Minimum Useable Open Space - No limitation.

8-8(l) Maximum Lot Coverage - No limitation.

8-8(m) Maximum Height of Building - 35'.

8-8(n) Off-Street Parking (See Article 16 for additional parking regulations.)

As for R-1A.

8-8(o) Special Provisions

1. Lot, yard and height requirements for single family detached dwellings in defined Infill and Redevelopment areas are for existing lots as of December 5, 2002, and shall be as follows:

a. Where existing lot frontage is 24 feet but less than 35 feet, the provisions of Article 15-7 and the following shall apply:

1. Minimum lot frontage - 24 feet.
2. Minimum front yard - As per Article 8-8(h), unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
3. Maximum front yard - 50 feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
4. Minimum side yard - 3 feet. No wall, air-conditioning unit, structure or other obstruction shall be located within the required side yard. Any fence located in a required side yard must be entirely to the rear of the principal structure on the lot.
5. Minimum rear yard - 20% of the lot depth.
6. Minimum usable open space - No limitation.
7. Minimum lot coverage - No limitation.
8. Maximum height of building - 28 feet and 2½ stories.
9. Maximum lot coverage - No limitation.
10. Maximum floor area ratio - 0.35, or that which allows 2,600 square feet, whichever is greater.

b. Where existing lot frontage is 35 feet but less than 50 feet, the provisions of Article 15-7 and the following shall apply:

1. Minimum lot frontage - 35 feet.
2. Minimum front yard - As per Article 8-8(h), unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
3. Maximum front yard - 50 feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
4. Minimum side yard - 5 feet.
5. Minimum rear yard - 20% of the lot depth.
6. Minimum usable open space - No limitation.
7. Minimum lot coverage - No limitation.

8. Maximum height of building - 28 feet and 2½ stories.
 9. Maximum lot coverage - No limitation.
 10. Maximum floor area ratio - 0.35, or that which allows 2,600 square feet, whichever is greater.
- c. Where existing lot frontage is 50 feet or greater, the provisions of Article 15-7 and the following shall apply:
1. Minimum lot frontage - 50 feet.
 2. Minimum front yard - As per Article 8-8(h), unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are less; then the minimum shall be no less than this average, or eight (8) feet, whichever is greater.
 3. Maximum front yard - 50 feet, unless the average depth of the existing front yards on each of the adjacent lots on either side of the lot are greater; then the maximum shall be no greater than this average.
 4. Minimum side yard - As per Article 8-8(i).
 5. Minimum rear yard - 20% of the lot depth.
 6. Minimum usable open space - No limitation.
 7. Minimum lot coverage - No limitation.
 8. Maximum height of building - As per Article 8-8(m).
 9. Maximum lot coverage - No limitation.
 10. Maximum floor area ratio - 0.7.