

ARTICLE IV - DISTRICT REGULATIONS

CHAPTER 401 R-1A Residence District

SECTION 401.1 PURPOSE

The R-1A residence District is established to accommodate single-family residential development at a density of approximately two dwelling units per acre. The following regulations are established in order to maintain the predominately rural residential character south of Sanitorium road, and to preserve the natural environment.

SECTION 401.2 PERMITTED USES

In an R-1A Residence District, land and structures may be used or occupied only for a principle use specified, a conditional use in accordance with Article V or an accessory use to a permitted principal or conditional use as regulated herein.

a. The categories of principle uses permitted in the R1-A Residence District are as follows:

1. Single-family dwellings.

b. The categories of conditional uses which may (together with their accessory use) be permitted in the R-1A Residence District are as follows:

1. Churches and other places of worship, related school buildings and parish houses, and necessary accessory buildings;
2. Public and private schools;
3. Public parks, playgrounds, and conservation areas;
4. Cemeteries including mausoleums.

c. Accessory uses clearly incidental to a permitted principle or conditional use are permitted in the R-1A Residence District and may include, but are not limited to the following:

1. Private garages and storage sheds;
2. Signs as regulated in Chapter 602;
3. Fences as regulated in Section 603.1;
4. Swimming pools as regulated in Section 603.2;
5. [Child day care homes as regulated in Section 603.14; \(1142-1991\)](#)
6. Home occupations.

SECTION 401.3 PRINCIPLE BUILDING REGULATIONS

Principle uses and buildings permitted in the R-1A Residence District shall be located only on a lot that complies with the following specified area and yard requirements and which comply with the specified height and floor area regulations.

- a. Each zoning lot shall maintain the following minimum area and width requirements:
 1. The minimum lot area shall be 20,000 square feet.
 2. The minimum lot width at building line shall be 100 feet.
 3. A corner lot shall maintain a minimum lot width of 125 feet.
- b. Each zoning lot shall maintain the following front, side and rear yards:
 1. The minimum front yard shall be 50 feet.
 2. The minimum side yard shall be 15 feet.
 3. On a corner lot, the side yard adjacent to the side street shall be not less than 50 feet.
 4. The minimum rear yard shall be 50 feet.
- c. The maximum building height shall be 35 feet.
- d. The minimum floor area per dwelling unit exclusive of an attached garage shall be 1,100 square feet.

SECTION 401.4 ACCESSORY USE REGULATIONS

Accessory uses, buildings, and structures permitted in this district shall conform to the following standards:

- a. **Detached** accessory structures/**buildings** shall:
 1. Be permitted in the area between the rear of the house and the rear property line a minimum distance of:
 - (a) 5 feet from the side and rear lot line;
 - (b) 50 feet from the side lot line adjacent to the street on a corner lot;
 - (c) 10 feet from the principle building.
 2. Have a maximum building height of 15 feet.
 3. Have a maximum area which comprises no more than 20% of area in which they are permitted.
- b. Each dwelling unit must have a garage large enough for 1 car, located on the same lot and served by a concrete or asphalt driveway.
- c. **Attached or detached structures** (ie. terraces, uncovered porches, platforms, **decks**, **patios** and ornamental features), less than 24" in height, may project into required yard provided a minimum distance of 5 feet from side and rear lot line is maintained.
- d. Structures including skylights, sills, belt courses, cornices and ornamental features may project into a required yard not more than twelve (12) inches.

- e. Parking areas shall be limited to the area in front of the garage and the driveway to the street plus one additional parking space adjacent to such driveway. Any additional areas for parking may only be approved as a conditional use according to the procedures of Section 801.3.
- f. Every part of a lot not occupied by accessory structures, including driveways, sidewalks and patios, shall be open to the sky, and the ground area shall be landscaped with grass, or similar ground cover, and appropriate plant material.

ARTICLE IV - DISTRICT REGULATIONS

CHAPTER 402 R-1 Residence District

SECTION 402.1 PURPOSE

The R-1 Residence District is established to accommodate single-family and two-family residential development at a density of approximately four (4) dwelling units per acre. The following regulations are established in order to allow efficient use of public facilities already in place and to maintain the natural environment.

SECTION 402.2 PERMITTED USES

In an R-1 Residence District, land and structures may be used or occupied only for a principle use specified, a conditional use in accordance with Article V or an accessory use to a permitted principle or conditional use as regulated herein.

- a. The categories of principle uses permitted in the R-1 Residence District are as follows:
 1. Single-family dwellings;
 2. Two-family dwellings.
- b. The categories of conditional uses which may (together with their accessory uses) be permitted in the R-1 Residence District are as follows:
 1. Churches and other places of worship, related school buildings and parish houses, and necessary accessory buildings;
 2. Public and private schools;
 3. Public parks, playgrounds, and conservation areas;
 4. Private garage as principle use.
- c. Accessory uses clearly incidental to a permitted principle or conditional use are permitted in the R-1 Residence District and may include, but are not limited to the following:
 1. Private garages and storage sheds;
 2. Signs as regulated in Chapter 602;
 3. Fences as regulated in Section 603.1;
 4. Swimming pools as regulated in Section 603.2;
 5. [Child day care homes as regulated in Section 603.14; \(1142-1991\)](#)
 6. Home occupations.

SECTION 402.3 PRINCIPLE BUILDING REGULATIONS

Principle uses and buildings permitted in the R-1 Residence District shall be located only on a lot that complies with the following specified area and yard requirements and which comply with the specified height and floor area regulations.

- a. Each zoning lot shall maintain the following minimum area and width requirements:
 - 1. The minimum lot area for the purposes of a:
 - (a) Single-family dwelling shall be 10,000 square feet.
 - (b) Two-family dwelling shall be 18,000 square feet.
 - 2. The minimum lot width at the building line for a:
 - (a) Single-family dwelling shall be 70 feet.
 - (b) Two-family dwelling shall be 90 feet.
 - 3. For a corner lot, the minimum lot width for a:
 - (a) Single-family dwelling shall be 90 feet.
 - (b) Two-family dwelling shall be 110 feet.
- b. Each zoning lot shall maintain the following front, side and rear yards:
 - 1. The minimum front yard shall be 40 feet.
 - 2. The minimum side yard shall be 10 feet.
 - 3. On a corner lot, the side yard adjacent to the street shall be not less than 40 feet.
 - 4. The minimum rear yard shall be 40 feet.
- c. Any lot that cannot meet "b" requirements may be used for a single-family dwelling provided that:
 - 1. The front yard is equal to the average depth of buildings on lots within 300 feet in the same block;
 - 2. The side yard is equal to 20% of the width or 5 feet, whichever is greater.
- d. The maximum building height shall be 35 feet.
- e. The minimum floor area per dwelling unit exclusive of an attached garage shall be 1,100 square feet.

SECTION 402.4 ACCESSORY USE REGULATIONS

Accessory uses, buildings and structures permitted in this district shall conform to the following standards:

- a. Detached accessory structures/buildings shall:
 - 1. Be permitted in the area between the rear of the house and the rear property line a minimum distance of:
 - (a) 5 feet from the side and rear lot line;
 - (b) 40 feet from the side lot line adjacent to the side street on a corner lot;
 - (c) 10 feet from the principle building.

2. Have a maximum building height of 35 feet.
 3. Have a maximum area which comprises no more than 20% of area in which they are permitted.
- b. Each dwelling unit must have a garage large enough for 1 car, located on the same lot and served by a concrete or asphalt driveway.
 - c. Attached or detached structures (ie. terraces, uncovered porches, platforms, decks, patios and ornamental features), less than 24" in height, may project into required yard provided a minimum distance of 5 feet from side and rear lot line is maintained.
 - d. Structures including skylights, sills, belt courses, cornices and ornamental features may project into a required yard not more than twelve (12) inches.
 - e. Parking areas shall be limited to the area in front of the garage and the driveway to the street plus one additional parking space adjacent to such driveway. Any additional areas for parking may only be approved as a conditional use according to the procedures of Section 801.3.
 - f. Every part of a lot not occupied by accessory structures, including driveways, sidewalks and patios, shall be open to the sky, and the ground area shall be landscaped with grass, or similar ground cover, and appropriate plant material