

Sec. 114-183. - R-1B, Residential District.

- (a) *Principal uses.* Principal uses permitted in the R-1B, Residential District are the same as for R-1A districts.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-1B district the same as for R-1A districts.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1B district the same as for R-1A districts.
- (d) *Prohibited uses.* Uses prohibited in the R-1B district are the same as for R-1A districts.
- (e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1B district are as follows:
  - (1) *Minimum requirements.*
    - a. Lot area, 7,500 square feet.
    - b. Lot frontage, 50 feet.
    - c. Front yard, 30 feet.
    - d. Each side yard, eight feet.
    - e. Rear yard, 30 feet.
    - f. Usable open space, not applicable.
  - (2) *Maximum permitted.*
    - a. Lot coverage, 30 percent, including accessory buildings.
    - b. Building height, two stories.
- (f) *Signs.* A sign permit is required for most signs in the R-1B district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-1B district are the same as for A-1 districts.
- (g) *Parking.* The vehicle parking spaces required in the R-1B district are the same as for A-1 districts.

(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-192; Ord. No. 4018, § IV(12), 3-21-1995; Ord. No. 5083, § IV, 2-4-2003)

Sec. 114-182. - R-1A, Residential District.

- (a) *Principal uses.* Principal uses permitted in the R-1A, Residential District are as follows:
  - (1) Single-family detached dwellings.
  - (2) Small group residential projects.
- (b) *Accessory uses.* Accessory uses which are accessory, incidental and subordinate to principal uses are permitted in the R-1A district as follows:
  - (1) Private garages, storage sheds, parking and private recreation.
  - (2) Living quarters without cooking facilities, but only for guests or domestic employees.
  - (3) Home occupations and roomers or boarders as for A-1 districts.
- (c) *Special exceptions.* Special exceptions are permitted only with the approval of the board of zoning appeals and are allowed in the R-1A district as follows:
  - (1) Cemeteries and other burial grounds.
  - (2) Day care nurseries.
  - (3) Country clubs and golf courses.
  - (4) Churches and other places of worship.
  - (5) Schools and colleges for academic instruction.
  - (6) On-site subdivision sales offices while sales are underway.
- (d) *Prohibited uses.* Uses prohibited in the R-1A district are as follows:
  - (1) Residential, other than single-family detached dwellings.
  - (2) Retail sales and services, wholesaling, offices and industrial uses.
- (e) *Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1A district are as follows:
  - (1) *Minimum requirements.*
    - a. Lot area, 10,000 square feet.
    - b. Lot frontage, 60 feet.
    - c. Front yard, 40 feet.
    - d. Each side yard:
      - 1. Ten feet for one or two stories;
      - 2. 15 feet for three stories;
      - 3. Plus 50 percent on the street side yard.
    - e. Rear yard, 30 feet.
    - f. Usable open space, not applicable.
  - (2) *Maximum permitted.*
    - a. Lot coverage, 30 percent including accessory buildings.

b. Building height, 35 feet or three stories.

- (f) *Signs.* A sign permit is required for most signs in the R-1A district. See also article IV of this chapter for additional sign provisions. The signs permitted in the R-1A district are the same as for the A-1 district.
- (g) *Parking.* The vehicle parking spaces required for the R-1A district are the same as the A-1 district.

(Code 1981, app. A, art. IV, § 9; Code 1998, § 114-191; Ord. No. 4018, § IV(11), 3-21-1995; Ord. No. 5083, § III, 2-4-2003)