

Sec. 5.03 R-1-A, R-1-B and R-1-C, Single Family Residential Districts.

The following regulations shall apply in R-1-A, R-1-B and R-1-C, single-family districts:

(a) Permitted Principal Uses:

1. Single family detached dwelling.
2. Local government, state or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.

(b) Permitted Accessory Uses:

1. A home occupation as defined in Article II and meets the requirements of Section 3.11.
2. Any use customarily incidental to the above permitted principal use such as but not limited to garages, greenhouses, swimming pools and appurtenances, play houses and accessory buildings. In case a question arises as to the degree of incidentalness, the Board of Zoning Appeals shall rule.

(c) Special Exceptions Requiring Board of Zoning Appeals Approval:

1. Religious institutions.
2. Family day care home, group day care homes, and adult day care facility.
3. Private and public educational institutions.
4. Public, non-profit and community facilities; recreation areas and uses and ancillary structures such as, but not limited to, picnic grounds, playgrounds, stadiums, swimming pools, tennis courts and baseball fields including stands and fences; community centers; libraries and museums.
5. Non-profit recreational and community swimming pools.

(d) Area, Height, Bulk and Placement Regulations:

1. District: R-1-A.

Maximum Usable Floor Area to Lot Area Ratio: 20%.

Minimum Lot Size: 20,000 square feet in area.

Minimum Lot Width: 120 feet.

Minimum Required Setback Dimensions in Feet: Front - 30 feet, Side - 20 feet;  
Rear - 40 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

2. District: R-1-B.

Maximum Usable Floor Area to Lot Area Ratio: 25%.

Minimum Lot Size: 14,000 square feet in area.

Minimum Lot Width: 100 feet.

Minimum Required Setback Dimensions in Feet: Front - 30 feet, Side - Total of Two Sides-30 feet (12'/18' minimums); Rear - 35 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

3. District: R-1-C.

Maximum Usable Floor Area to Lot Area Ratio: 30%.

Minimum Lot Size: 8,000 square feet in area.

Minimum Lot Width: 70 feet.

Minimum Required Setback Dimensions in Feet: Front - 25 feet, Total of two sides of 20 feet (8'/12' minimums); Rear - 30 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.