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**SECTION 10.3 R-1C (RESIDENTIAL ONE-C) ZONE**

This zone is intended to provide the option of developing subdivisions that preserve open space through the reduction of lot size requirements when certain development standards are met. The intent of this regulation is to preserve open space by allowing flexibility in design that will allow no more than a twenty-five (25) percent increase in density.

**A. PERMITTED USES**

1. Single-family residential dwellings (detached) with open space
2. Single-family residential dwellings (detached)
3. Qualified manufactured homes, subject to the compatibility standards established in Section 9.34 of this ordinance

**B. ACCESSORY USES**

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
4. Signs, as regulated by Article XIV of this ordinance

**C. CONDITIONAL USES:** The following uses, or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations
4. Governmental offices
5. Institutions for higher education, providing they are located adjacent to an arterial street
6. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
7. Nursery schools, providing they are located adjacent to an arterial or collector street
8. Public and parochial schools;
9. Parks, playgrounds, golf courses, community recreation centers, swimming pools, and libraries, which are operated publicly or by a non-profit organization
10. Recreational uses other than those publicly owned and/or operated, as follows:

- a. Golf courses
  - b. Country clubs
  - c. Swimming pools
- 11. Child-care center, adjacent to an arterial or collector street
  - 12. Family child-care home
  - 13. Fences in front yards on corner lots, per the conditions in Section 13.4.A.5
- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES WITH OPEN SPACE CONSIDERATIONS
- 1. Minimum lot area – Eight thousand five hundred (8,500) square feet
  - 2. Minimum lot width at building setback line – Seventy (70) feet
  - 3. Minimum front yard depth – Thirty (30) feet
  - 4. Minimum side yard width – Five (5) feet
  - 5. Minimum rear yard depth - Twenty-five (25) feet
  - 6. Maximum building height - Thirty-five (35) feet
- E. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES WITHOUT OPEN SPACE CONSIDERATIONS
- 1. Minimum lot area - Twelve thousand five hundred (12,500) square feet
  - 2. Minimum lot width at building setback line - Eighty (80) feet
  - 3. Minimum front yard depth - Thirty-five (35) feet
  - 4. Minimum side yard width - Total: Twenty (20) feet; One Side: Seven (7) feet
  - 5. Minimum rear yard depth - Twenty-five (25) feet
  - 6. Maximum building height - Thirty-five (35) feet
- F. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:
- 1. Minimum lot area - Twenty-two thousand five hundred (22,500) square feet
  - 2. Minimum lot width at building setback line - One hundred fifty (150) feet
  - 3. Minimum front, side (on each side of lot), and rear yards - Fifty (50) feet
  - 4. Maximum building height - Thirty-five (35) feet
- G. OTHER DEVELOPMENT CONTROLS
- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
  - 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.

3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.
5. A minimum of one attached or detached garage shall be required for each dwelling unit that receives a zoning permit after September 24, 1986 for initial construction of that dwelling unit.
6. All utilities must be underground in a new subdivision when transmission lines have to be extended.
7. To utilize single-family residential dwellings (detached) with open space, the following criteria shall be met:
  - a. Priorities for open space shall include evaluation of wetlands, floodplains, slopes, significant wildlife habitats, woodlands, farmlands, and historical features on the land.
  - b. At least twenty (20) percent of the total acreage of the proposed development shall be retained as common open space/recreation area.
  - c. The city of Erlanger shall approve the areas identified by the developer to be conserved as open space.
  - d. Open space shall be controlled, through ownership or easement, by a governmental entity to be approved by the city of Erlanger.
  - e. The density of the development shall not be increased by more than twenty-five (25) percent of the density permitted under the typical residential single-family development under this zone without open space.
  - f. Each residential dwelling unit should have a view of functional open space from the front, rear, or side of the unit.
  - g. The open space character shall be maintained from the existing main roadway, via the preservation or introduction of landscaping.
  - h. All residential dwellings within the development shall have adequate access to open space areas. This will be accomplished, to the extent possible, by providing pedestrian walkways within each block or cul-de-sac.
  - i. Wet stormwater retention areas may qualify for open space for the purposes of density calculation if properly designed to accommodate public recreation.