
ARTICLE X

ZONES

SECTION 10.0 R-1BC (RESIDENTIAL ONE - BC) ZONE

- A. PURPOSE: This zone is established to provide a residential environment whose dwelling types and densities are typical of a suburban character.
- B. PERMITTED USES
1. Single - family residential dwellings (detached)
 2. Municipally owned or operated parks, playgrounds, or other community facilities
- C. ACCESSORY USES
1. In - ground swimming pools, tennis courts, decks/patios, and gazebos.
 2. Fences and/or walls, as regulated by Article XIII of this ordinance
 3. Home occupations, as regulated by Section 9.9 of this ordinance
 4. Signs, as regulated by Article XIV of this ordinance
 5. Children swing sets
 6. Customary accessory structures and uses (above ground swimming pools, detached garages, and detached storage facilities are prohibited)
- D. CONDITIONAL USES: The following uses, or any customary accessory structures or uses, subject to the approval by the board of adjustment, as set forth in Sections 9.12 and 18.7 of this ordinance:
1. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street
 2. Fire and police stations, provided they are located adjacent to an arterial street
 3. Parochial, private, and public schools
- E. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES
1. Minimum lot area - Fifteen thousand (15,000) square feet
 2. Minimum lot width at building setback line - One hundred (100) feet
 3. Minimum front yard depth - Thirty (30) feet
 4. Minimum side yard width - Fifteen (15) 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, and rear yard depths - Fifty (50) feet
4. Maximum building height - Thirty - five (35) feet

G. OTHER DEVELOPMENT CONTROLS

1. Off - street parking and loading and/or unloading areas shall be provided in accordance with Articles XI and XII of this ordinance.
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 any use located within this zone onto any street or into any adjacent property.
4. Where any yard of any conditionally permitted use in this zone abuts property in a residential zone, a minimum ten (10) foot wide screening area, as regulated by Section 9.15 of this ordinance, shall be provided.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
6. A residential front yard setback is established when on the same street there are two or more contiguous houses on one or more lots which abut a developed or undeveloped lot, the front yard setback shall conform to the setback established by the two or more contiguous structures.