
SECTION 10.3 R-1B (RESIDENTIAL ONE – B) 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)

- C. ACCESSORY USES
 - 1. Customary accessory structures and uses
 - 2. Fences and/or walls, as regulated by Article XII of this ordinance
 - 3. Home occupations, as regulated by Section 9.11 of this ordinance
 - 4. Signs, as regulated by Article XV of this ordinance

- 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. Cemeteries
 - 2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street
 - 3. Fire and police stations, provided they are located adjacent to an arterial street
 - 4. Governmental offices
 - 5. Institutions for higher education, provided they are located adjacent to an arterial street
 - 6. Libraries
 - 7. Parks and/or recreation areas which are owned and/or operated publicly or by a non-profit organization
 - 8. Parochial, private, and public schools
 - 9. Recreational uses, other than those owned and/or operated publicly or by a non-profit organization

- E. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:
 - 1. Minimum lot area – Seven thousand five hundred (7,500) sq feet
 - 2. Minimum lot width at building setback line – Sixty (60) feet
 - 3. Minimum front yard depth – Thirty (30) feet
 - 4. Minimum side yard width on Each Side of Lot – Ten (10) feet
 - 5. Minimum rear yard depth – Twenty-five (25) feet
 - 6. Maximum building height – Thirty-five (35) feet or two and one-half (2 1/2) stories

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 XIII and XIV 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 9.17 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.