

ARTICLE IV
R-1A and R-1B SINGLE FAMILY RESIDENTIAL DISTRICTS

Section 4.01 - Intent. The Single Family Residential District is planned as the prime residential area for the placement of single family dwellings and certain other compatible accessory use buildings, structures and land uses. The R-1A District designation is granted to lots that have been platted and recorded prior to the adoption of this Zoning Ordinance Amendment having a lot frontage width less than seventy-five (75) feet. The R-1B designation applies to all lots created after the date of the adoption of this Ordinance and requires that a lot have a minimum lot frontage width be seventy-five (75) feet or more.

Section 4.02 - Uses Permitted by Right. No building, structure, or part thereof shall be erected, altered or used, or land used, in whole or in part, except for the following permitted uses:

- A. One single-family dwelling and accessory use buildings and structures on a zoning lot.
- B. Publically owned and operated parks and accessory buildings.
- C. Minor home occupations within a single-family permitted principal use (See Article XX).
- D. An essential service as defined in this Ordinance.

Section 4.03 - Uses Permitted by Special Use Permit. The following uses are permitted in this district subject to obtaining a special use permit as provided in Article XIX.

- A. Accessory use housing unit in compliance with Article XV, Section 15.17.
- B. Major home occupations permitted within a single-family home or accessory building (See Article XX.)
- C. Child Care as part of a home occupation.
- D. Bed and breakfast operations in compliance with Article XVI, Section 16.02.
- E. Schools, churches, Village or other government agency buildings.
- F. Utility transmission facilities not deemed an essential service.

Section 4.04 - Accessory Buildings and Structures. Accessory buildings customarily incidental to uses herein permitted may not be erected, altered or used in this district except in conformity with the yard requirements set forth in Article IV, Section 4.09.

Section 4.05 - Signs Permitted. Signs permitted in the R-1A and R-1B Residential Districts shall conform to the provisions of XVIII.

Section 4.06 - Parking Requirements. Off-street parking shall be provided in conformance with Article XVII.

Section 4.07 - Visual Screening Requirements. An adequate visual blockage screen between any outdoor storage area and the side or rear yard lot line shall be required. This visual blockage shall be no less than six (6) feet in height.

Section 4.08 - Building Height Regulations. No residential building or structure shall exceed two and one-half (2½) stories or exceed thirty-five (35) feet in height.

Section 4.09 - Yard, Setback and Lot Area Regulations. No principal or accessory use building or structure, nor any enlargement thereof, shall be hereafter erected except in conformance with the following yard, lot area, and width requirements:

- A. Front Yard: There shall be a front yard of no less than thirty-five (35) feet, provided where there are existing buildings or structures having front yards less than thirty-five (35) feet in depth, the Zoning Administrator may approve a setback equal to the average depth of previously constructed buildings located within two hundred (200) feet on either side of the building proposed to be erected.
- B. Side Yard: There shall be a side yard so located that the side yard on each side of the building shall not be less than five (5) feet in width measured from the side lot line to nearest point on any part of the structure erected thereon, including overhang of roof eaves.

Side Yard Public Street Frontage Setback: The side yard shall be not less than twenty (20) feet.

- C. Rear Yard: There shall be a rear yard of no less than twenty-five (25) feet, unless altered due to practical difficulties related to the size or configuration of the zoning lot as determined by the Board of Appeals.

Accessory Use Rear Yard: There shall be a rear yard for all accessory use buildings and structures including (e.g. garages, play structures, storage sheds, etc.) of no less than eight (8) feet, unless altered due to practical difficulties related to the size or configuration of the zoning lot as determined by the Board of Appeals.

- D. Lot Area: The minimum lot area shall be nine thousand five hundred (9,500) square feet.
- C. Lot Width: The minimum width shall be no greater than (75) feet in the R-1A District.. The minimum width shall be seventy-five (75) feet in the R-1B District.
- D. Maximum Lot Coverage of All Buildings and Structures: The maximum lot coverage shall not exceed forty (40) percent.

Section 4.10 - Area of Dwelling. Every single-family dwelling shall have a floor area of no less than one thousand two-hundred fifty (1,250) square feet. Each dwelling unit in this district shall have a minimum of two-thirds of the required minimum floor area on the ground level (ie: 833 sq. ft.). Each dwelling unit in this district shall also have a front building dimension of not less than thirty-three (33) feet measured at the foundation. The minimum front building dimension shall be maintained not less than thirty-three (33) percent of the length of the longest building side wall.