

## CHAPTER 1264

### “R-1-B” SINGLE FAMILY RESIDENTIAL

#### 1264.01 PURPOSE:

The “R-1-B” Single Family Residential zoning district has been established to permit higher density development on lots of not less than 18,000 square feet in area.

#### 1264.02 PERMITTED USES:

- A. ONE (1) SINGLE FAMILY DWELLING UNIT PER LOT, AS REGULATED HEREIN.
- B. PUBLIC USES; INCLUDING THOSE DEVOTED TO PLAYGROUNDS, PARKS, PUBLIC RECREATIONAL BUILDINGS, PUBLIC SCHOOLS, COURT HOUSE, CITY HALL, FIRE STATION, POLICE STATION, WATER TOWERS AND RESERVOIRS.
- C. AGRICULTURE AND NON-COMMERCIAL GREENHOUSES, NURSERY OR TRUCK GARDENING.
- D. CHURCHES.
- E. GOLF COURSES (BUT PROHIBITING DRIVING RANGES AND MINIATURE GOLF).
- F. ACCESSORY USES AND STRUCTURES AS REGULATED IN CHAPTER 1287.06 OF THIS CODE.

**1264.03 DEVELOPMENT STANDARDS:**

**A. BUILDING SET-BACKS AND DIMENSION REQUIREMENTS:**

1. MINIMUM LOT AREA - 18,000 sq. ft.
2. MINIMUM LOT WIDTH AT THE BUILDING LINE - Ninety (90) feet.
3. MINIMUM FRONT YARD SET-BACK – The front of a building shall be located within a range of sixty (60) feet to sixty-three (63) feet from the front street right of way line, unless otherwise specified as a condition for plat approval by the action of Planning Commission and/or City Council.

However, if the existing building line in the area either exceeds or encroaches on the specified set-back range, and no set-back is specified on an approved plat, the required front set-back for any new structure shall be determined by “averaging” as specified within Chapter 1287.02 of this code.

4. MINIMUM SIDE YARD SET-BACK - The cumulative side yard set-back shall total to at least twenty (20) feet, but under no circumstance may any principal structure be located closer than seven (7) feet to any interior side property line, nor shall any principal structure be located closer than forty (40) feet to any side street right of way line.
5. MINIMUM REAR YARD SET-BACK - No building may be located closer than forty (40) feet to any rear property line.
6. MINIMUM LIVING AREA PER DWELLING UNIT - No structure shall contain less than 1,800 square feet of living area.
7. MINIMUM EXTERIOR WALL WIDTH – No overall dimension of any side of a principal residential structure may be less than thirty (30) feet.
8. MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES - No principal structure may be located closer than fifteen (15) feet to any other principal structure.
9. MAXIMUM HEIGHT – No structure may exceed a height of thirty-five (35) feet above the grade, nor shall any structure exceed two and one-half (2 ½) stories.

**SUMMARY TABLE OF  
“R-1-B” (SINGLE FAMILY RESIDENTIAL)  
REQUIREMENTS\***

**BUILDING**

<b>FRONT SETBACK.....</b>	<b>60-63 ft</b>
<b>SIDE YARD (interior).....</b>	<b>7 ft</b>
<b>SIDE YARD (street).....</b>	<b>40 ft</b>
<b>CUMULATIVE SIDE YARD.....</b>	<b>20 ft</b>
<b>REAR YARD.....</b>	<b>40 ft</b>
<b>MAXIMUM HEIGHT .....</b>	<b>35 ft</b>
<b>MINIMUM LIVING AREA.....</b>	<b>1,800 sq ft</b>

**LOT**

<b>MINIMUM LOT AREA.....</b>	<b>18,000 sq ft (.41 ac)</b>
<b>MINIMUM LOT WIDTH.....</b>	<b>90 ft</b>

*\* SEE TEXT FOR COMPLETE REQUIREMENTS*