

# TITLE SEVEN – ZONING USE DISTRICT REGULATIONS

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## CHAPTER 1155 “R-1” Residential District.

- 1155.01 Permitted Uses.
  - 1155.02 Conditionally Permitted Uses.
  - 1155.03 Building Height.
  - 1155.04 Required Lot Area and Lot Width.
  - 1155.05 Yards Required.
  - 1155.06 Percentage of Lot Coverage.
  - 1155.07 Permitted signs.
  - 1155.08 Off-Street Parking and Loading Requirements.
  - 1155.09 General Regulations.
  - 1155.10 Wind Generator(s): Low and High Impact Regulations.
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### CROSS REFERENCES

- Computation of required yards - See P. & Z. 1133
  - Rear Dwellings - See P. & Z. 1133
  - General Regulations - See P. & Z. 1181
  - Off-Street Parking and Loading Requirements - See P. & Z. 1183
  - Signs - See P. & Z. 1185
  - Special provisions - See P. & Z. 1187
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### 1155.01 PERMITTED USES.

In a “R-1” Residential District, no land or building shall be used or changed in use and

No building shall be located, erected, or structurally altered, unless otherwise provided herein, except for one or more of the following:

Public uses.

Semipublic uses.

Single-family dwelling.

Accessory uses.

(Ord. 24-2023. Passed 4-3-2023.)

### 1155.02 CONDITIONALLY PERMITTED USES.

In a “R-1” Residential District, the following uses shall be classed as conditionally permitted uses and may be permitted by the Board of Zoning Appeals,

Subject to the general conditions as set forth in Chapter 1137, and

Subject to the conditions noted:

- A. Two-family dwelling
- B. Cemetery (see Chapter 1151).
- C. Recreational Facility (see Chapter 1151).

(Ord. 24-2023. Passed 4-3-2023.)

**1155.03 BUILDING HEIGHT LIMIT.**

No building shall hereafter be erected or structurally altered to a height exceeding thirty-five (35') feet.

(Ord. 5-97. Passed 2-4-97.)

**1155.04 REQUIRED LOT AREA AND LOT WIDTH.**

- A. Single family Dwelling.
  - 1. Minimum lot area shall be ten thousand five hundred (10,500) square feet.
  - 2. Minimum lot width shall be seventy (70') feet.
- B. Two-Family Dwelling.
  - 1. Minimum lot area shall be twelve thousand (12,000) square feet.
  - 2. Minimum lot width shall be eighty (80') feet.

(Ord. 24-2023. Passed 4-3-2023.)

**1155.05 YARDS REQUIRED.**

The following minimum yard requirements shall apply to all yards in an "R-1" District.

- A. Front Yard: - Twenty (20') feet
- B. Rear Yard: - Fifteen (15') feet
- C. Side Yard: - Ten (10') feet (each side)

(Ord. 24-2023. Passed 4-3-2023.)

**1155.06 PERCENTAGE OF LOT COVERAGE.**

All buildings including accessory buildings shall not cover more than forty (40%) percent of the lot area.

(Ord. 5-97. Passed 2-4-97.)

**1155.07 PERMITTED SIGNS.**

The provisions of Chapter 1185 shall apply in this district.  
(Ord. 5-97. Passed 2-4-97.)

**1155.08 OFF-STREET PARKING AND LOADING.**

The provisions of Chapter 1183 shall apply to this district.  
(Ord. 5-97. Passed 2-4-97.)

**1155.09 GENERAL REGULATIONS.**

The provisions of Chapter 1181 shall apply in this district.  
(Ord. 5-97. Passed 2-4-97.)

**1155.10 WIND GENERATOR(S), LOW & HIGH IMPACT REGULATIONS.**

The provisions of Chapter 1187 shall apply.  
(Ord. 24-2023. Passed 4-3-2023.)