

ARTICLE 5

R-1AA, R-1A, R-1B ONE FAMILY RESIDENTIAL DISTRICTS

5.01

INTENT

These districts are the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low density single unit dwellings plus certain other facilities which serve the residents living in the district.

5.02

PERMITTED PRINCIPAL USES

(1) One family dwellings, not including trailers or tent dwellings.

(2) Churches and similar places of worship: Provided such use is adjacent to a school or commercial area and/or access is by means of roads designated on primary or secondary thoroughfares by the Major Thoroughfare Plan.

(3) Parks and playgrounds.

(4) Public and private elementary, junior and senior high schools.

(5) Parish houses and convents in conjunction with churches or schools.

(6) Nursery schools operated and housed in a church building or other established house of worship.

5.03

ACCESSORY USES

(1) Private garage for storage of vehicles of residents and employees.

(2) Home occupations.

(3) Pools: Swimming pools for use by residents and guests only: See Accessory Buildings (Section 18.05); and Fences: Walls and Hedges (Section 18.06).

Article #5, One Family Residential Districts

(5) Signs Permitted as Accessory Uses: See Permitted Signs (Section 18.20).

5.04A

CONDITIONAL USES

The following uses are allowed in any R-1 residential district provided a conditional use permit is granted by the Board of Zoning Appeals as provided in Section 20.08 of this Ordinance, and further provided, that all buildings allowed by such conditional use permit shall be set back from all lot lines a minimum of three (3) feet for each one foot of building height.

(1) Public recreation and community center buildings and recreation areas or buildings operated by membership clubs for the benefit of their members and not for gain; provided that any principal building, accessory building or outdoor swimming pool shall be located not nearer than 200 feet from any adjoining land zoned for a residential use.

(2) Public owned or leased buildings, public utility buildings, telephone exchanges, transformer stations and sub-stations, and garages and maintenance buildings.

(3) Institutions of higher learning and libraries.

(4) Cemeteries, when extension of existing cemeteries.

(5) Golf courses.

(6) Public and private school facilities (excluding buildings used for instructional purposes, which are permitted principal uses in R-1AA, R-1A, R-1B, R-2 and R-3 districts).

5.05

YARD REQUIREMENTS

See Section 7.09, Schedule of Yard and Lot Requirements.

5.06

BUILDING HEIGHT REGULATIONS

In any R-1 residential district, no building shall be erected in excess of two and one half (2 ½) stories or thirty-five (35) feet in height.

5.07

ACCESSORY PARKING

Two car spaces for each dwelling unit. Parking for other uses; see Section 18.16.

All driveways and parking spaces located in the front, side and rear yards shall be required to have a paved surface which shall be defined as a hard, smooth surface made principally of asphalt, concrete, portland cement, brick or pavers that will bear travel. Existing unpaved driveways or parking spaces located in the front or side yards must be paved if additions or extensions are proposed to be made to any part of the unpaved driveway or parking space in the front or side yards. The parking of vehicles on the lawn or in other areas not designated for parking, shall be prohibited.

No more than two (2) recreational vehicles may be parked upon any lot within these residential zoning districts at any time.

5.08

SIGNS

See Section 18.20 for sizes and location of permitted signs.