

No lot may be created within the district indicated which has less area than required for the type dwelling indicated. The minimum lot size shall not be less than one-half than required by the designated zone district. The minimum lot width at the building line shall be as approved by the Planning Commission. In no instance can the house size be more than fifty percent (50%) of the lot size.

(g) Yard Requirements

Within any development approved under the provisions of this section, the following yard requirements shall apply:

1. For lots located along the periphery of the site, the basic yard provisions established for the district within which the development is located shall apply along all portions of lots which abut the periphery.
2. For units located entirely within the interior of a site, the Planning Commission shall approve yards during review of the Site Development Plan. However, each dwelling unit shall, on its own lot, have one (1) yard containing not less than six hundred (600) square feet. This yard shall be reasonably secluded from view from streets and from neighboring property and shall not be used for off-street parking or for any accessory building.

(h) Open Space Requirements

Any common open space provided within a development of this type shall:

1. Meet the requirements for quality and improvement established in Section 9.05(v) 6 and as may be required as a condition of approval by the Planning Commission; and
2. Be protected by covenants or restrictions as outlined in Section 9.05(s), which will insure the improvement and continued maintenance of all such properties; and
3. Serve as recreational and open space only.

Sec. 5.03 R-1-A, R-1-B and R-1-C, Single Family Residential Districts.

The following regulations shall apply in R-1-A, R-1-B and R-1-C, single-family districts:

(a) Permitted Principal Uses:

1. Single family detached dwelling.
2. Local government, state or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.

(b) Permitted Accessory Uses:

1. A home occupation as defined in Article II and meets the requirements of Section 3.11.
2. Any use customarily incidental to the above permitted principal use such as but not limited to garages, greenhouses, swimming pools and appurtenances, play houses and accessory buildings. In case a question arises as to the degree of incidentalness, the Board of Zoning Appeals shall rule.

(c) Special Exceptions Requiring Board of Zoning Appeals Approval:

1. Religious institutions.
2. Family day care home, group day care homes, and adult day care facility.
3. Private and public educational institutions.
4. Public, non-profit and community facilities; recreation areas and uses and ancillary structures such as, but not limited to, picnic grounds, playgrounds, stadiums, swimming pools, tennis courts and baseball fields including stands and fences; community centers; libraries and museums.
5. Non-profit recreational and community swimming pools.

(d) Area, Height, Bulk and Placement Regulations:

1. District: R-1-A.

Maximum Usable Floor Area to Lot Area Ratio: 20%.

Minimum Lot Size: 20,000 square feet in area.

Minimum Lot Width: 120 feet.

Minimum Required Setback Dimensions in Feet: Front - 30 feet, Side - 20 feet; Rear - 40 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

2. District: R-1-B.

Maximum Usable Floor Area to Lot Area Ratio: 25%.

Minimum Lot Size: 14,000 square feet in area.

Minimum Lot Width: 100 feet.

Minimum Required Setback Dimensions in Feet: Front - 30 feet, Side - Total of Two Sides-30 feet (12'/18' minimums); Rear - 35 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

3. District: R-1-C.

Maximum Usable Floor Area to Lot Area Ratio: 30%.

Minimum Lot Size: 8,000 square feet in area.

Minimum Lot Width: 70 feet.

Minimum Required Setback Dimensions in Feet: Front - 25 feet, Total of two sides of 20 feet (8'/12' minimums); Rear - 30 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

Sec. 5.04 R-2, Low Density Residential District

The following regulations shall apply in R-2 Low Density Residential District.

(a) Permitted Principal Uses:

1. Single family detached dwelling.
2. Duplex.
3. Single family attached dwellings with no more than four (4) contiguous units.
4. Local government, state or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.

(b) Permitted Accessory Uses:

1. Home occupation, as defined in Article II and meets the requirements of Section 3.11.
2. Any use customarily incidental to the above permitted principal use such as but not limited to garages, greenhouses, swimming pools and appurtenances, play houses and accessory buildings. In case a question arises as to the degree of incidentalness, the Board of Zoning Appeals shall rule.

(c) Special Exceptions Requiring Board of Zoning Appeals Approval:

1. Religious institutions.
2. Family day care home, group day care homes, and adult day care facility.
3. Private and public educational institutions.
4. Public, non-profit and community facilities; recreation areas and uses and ancillary structures such as, but not limited to, picnic grounds, playgrounds, stadiums, swimming pools, tennis courts and baseball fields including stands and fences; community centers; libraries and museums.
5. Permanent and transient group care facilities.

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area (Footprint of the building) to Lot Area Ratio: 30% for permitted uses and 60% for Special Exceptions.

Minimum Size of Lot: 8,000 square feet for single family detached and duplexes and 4,000 square feet for each additional unit.

Minimum Lot Width-45 feet

Minimum Required Setback Dimensions in Feet: Front – 20 feet; Each Side - 8 feet; Rear – 25 feet.

Maximum Height in Feet: 40.

NOTE: See Articles XIII and XVI of this Ordinance for applicable site plan review regulations.

Sec. 5.05 R-3, Medium Residential District

The following regulations shall apply in R-3 Medium Residential Districts.

(a) Permitted Principal Uses:

1. Duplex.
2. Single family attached dwellings with no more than 8 contiguous units.
3. Public, non-profit and community facilities; recreation areas and uses and ancillary structures such as, but not limited to, picnic grounds, playgrounds, stadiums, swimming pools, tennis courts and baseball fields including stands and fences; community centers; libraries and museums.
4. Business and professional offices.