

SECTION 10.2 R-1B RESIDENTIAL ONE – B ZONE:**A. PERMITTED USES:**

1. Single family dwelling (detached)

B. ACCESSORY USES:

1. Customary accessory buildings and uses
2. Fences and walls as regulated by Article XI of this ordinance
3. Home occupations subject to the restrictions and limitations in Section 9.11 of this ordinance
4. Signs as regulated by Article XIV of this ordinance

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or customary accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14.

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, provided they are located adjacent to an arterial street
3. Funeral homes, providing they are located adjacent to an arterial street
4. Institutions for higher education, provided they are located adjacent to an arterial street
5. Institutions for human medical care – hospitals, clinic, sanitariums, convalescent homes, nursing homes, homes for the aged and philanthropic institutions providing they are located adjacent to an arterial street
6. Nursery school
7. Police and fire stations and city buildings provided they are located adjacent to an arterial street
8. Public and parochial schools
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
10. Recreational uses, other than those publicly owned and/or operated as follows:
 - a. golf courses
 - b. country clubs
 - c. semi-public swimming pools

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area – One-half (1/2) acre

2. Minimum Lot Width at Building Setback Line – One hundred (100) feet
3. Minimum Front Yard Depth – Forty (40) feet
4. Minimum Side Yard With on Each side of the Lot – Fifteen (15) feet
5. Minimum Rear Yard Depth – Twenty-five (25) feet
6. Maximum Building Height – Thirty-five (35) feet or two and a half (2-1/2) stories

E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES:
No conditional building and/or use shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum Lot Area – Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width at Building Setback Line – One hundred fifty (150) feet
3. Minimum Front, Side (on each side of lot) and Rear Yards - Fifty (50) feet
4. Maximum Building Height – Thirty-five (35) feet or two and one-half (2-1/2) stories

F. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XII and XII of this ordinance
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any adjacent property
4. Where any yard of any conditionally use permitted in this zone abuts property in a single family zone, a ten (10) foot wide screening area as regulated by Section 9.17 of this ordinance shall be provided