

Sec. 26-207. Residential-One B District (R-1B).

A. *Intent and purpose:* This district is established to provide high quality, safe, quiet and stable small lot, low-density residential neighborhoods, and to prohibit activities of any nature which are incompatible with the low-density residential character.

B. *Development standards:*

		Maximum Height	Maximum Building Coverage	Minimum Lot Area	Minimum Lot Width (a)	Minimum Front Yard Setback (b)	Minimum Side Yard Setback (c)	Minimum Rear Yard Setback (c)
Principal Buildings	One-family dwelling	35'	40%	7,500 sf	60'	25' (d)	5' (e)	10'
	Group home	35'	40%	7,500 sf	60'	25' (d)	5' (e)	10'
	Churches, schools, government and quasi-government buildings, golf courses, small day care center, and nursing, elderly and congregate care homes	35'	40%	1 acre	200'	25' (d)	15' (g)	20'
Accessory Buildings (f)	Major	15'	600 sf	N/A	N/A	25' (d)	5'	5' if ≤ 10' in height; 10' if > 10' in height
	Minor	10'	300 sf	N/A	N/A	25' (d)	5'	5'
All Other Uses		35'	40%	9,000 sf	60'	25' (d)	5' (e)	10'

Notes:

- (a) Corner lots shall have a minimum lot width of eighty (80) feet for both street frontages.
- (b) Front setback reductions may be allowed in accordance with Section 26-611.
- (c) Any side or rear yard which abuts a public street shall have a minimum setback of twenty five (25) feet for all structures, with the following exception: For corner lots that are sixty (60) feet or narrower in width, this requirement shall be reduced by half.
- (d) Front setbacks for structures on lots or portions of lots which abut cul-de-sacs may be reduced to ten (10) feet for those portions of lots which abut a cul-de-sac bulb. (See Figure 26-123.3 at the end of section 26-123)
- (e) A total of fifteen (15) feet side yard setback for every individual lot with a minimum of five (5) feet on one (1) side.
- (f) See Section 26-625 for additional regulations pertaining to accessory buildings.
- (g) Fifteen-foot setback for the first story and five (5) feet for each additional story.

(Ord. No. 2001-1215, § 1, 2-26-01; Ord. No. 1313, § 3, 10-27-03; Ord. No. 1448, § 2, 8-24-09; Ord. No. 1575, § 3, 7-13-15)