

50-3.1.B

R-1B One-Family Residential

1. Purpose & Intent

2. Definitions

3. Zoning Districts

4. Use Standards

5. Site Standards

6. Development Procedures

7. Administration & Enforcement

1. Purpose

The R-1B one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment. For this single-family residential district, in promoting the general purpose of this chapter, the specific intent of this district is to:

- a. Encourage the construction of and the continued use of the land for single-family dwellings.
- b. Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.
- c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district.
- d. Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.
- e. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.



User Note: Click on Blue for use-specific standards or refer to Article 4 Use Standards.

2. Principal permitted uses

- a. One-family detached dwellings
- b. Municipally owned and operated libraries, parks, parkways and recreational facilities
- c. Temporary construction buildings[§]
- d. Accessory buildings[§] §50-5.1
- e. Off-street parking[§] §50-5.3
- f. Mixed occupancy §50-4.2
- g. Storage of boats, recreational vehicles,[§] and trailers[§] §50-4.3
- h. Nonconforming uses[§] §50-4.5


3. Special land uses


- a. Municipal buildings and uses, including pumping stations, sewage treatment plants and other such pertinent facilities §50-4.6
- b. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations when operating requirements necessitate their location within the district in order to serve the immediate vicinity §50-4.6





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4. Development standards

Lot size per unit 
 Minimum area (square feet): 8,500
 Minimum width (feet): 75

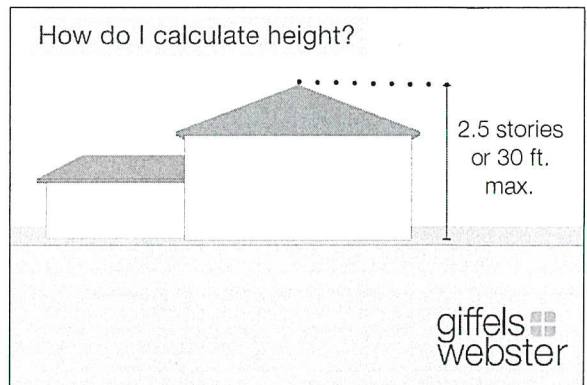
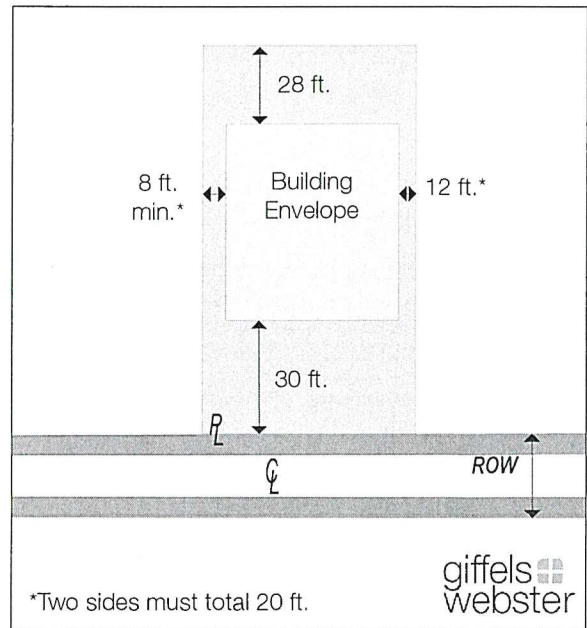
Lot coverage 
 Maximum percentage: 35%

Setbacks (in feet) 
 Minimum front yard: 30
 Minimum side yard
 Least one: 8
 Total of two: 20
 Minimum rear yard: 28

Maximum building height 
 in stories 2.5
 in feet 30

1-story minimum floor area per unit (square feet) 1,300
 1½- and 2-story total minimum area, 2 floors per unit (square feet) 1,820

See §50-3.8 for more information.



  User Note: Click on Blue for use-specific standards.

5. Additional requirements

These are links to additional, but not comprehensive, requirements for the district.

- Article 5
 Residential parking and semicircular drives §50-5.5
 Parking or storage of commercial vehicles §50-5.6
 Multiple use of yards §50-5.10
 Street frontage and access requirements for dwellings §50-5.12
 Projections on buildings §50-5.14
 Open porches §50-5.15
 Essential services §50-5.16
 Chimneys, towers and similar structures §50-5.17
 Greenbelts §50-5.19
 Building grades §50-5.20

- Article 6
 Site plan review §50-6.1
 Special land use approval §50-6.2
 Lot splits §50-6.4
 WCF approval process; application for permit §50-6.6