

**CHAPTER 1266
RESIDENCE "A" "DISTRICT"**

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1266.01 APPLICATION OF REGULATIONS

Regulations in this chapter, or elsewhere in this *"Zoning Ordinance"*, when referred to in this chapter, shall apply within the Residence "A" *"District"*.

1266.02 "USE" REGULATIONS

A) Principal "Uses": A *"building"* or *"lot"* shall be used only for the following purposes:

- 1) *"One (1) family dwelling"*;
- 2) Municipally owned or operated parks and playgrounds;
- 3) "Churches" and the following types of public *"buildings"*: Library, Museum, Post Office, Community *"Building"* and Police and Fire Station;
- 4) Country *"Clubs"* and Golf Courses; and,

B) Accessory "Uses": The following accessory "uses" are permitted:

- 1) *"Home occupations"* as defined in the Chapter 1240 - Definitions.
- 2) An accessory *"structure"* for *"uses"* customarily incidental to one a (1) *"family"* residential occupancy, not including the conduct of a business or industry. *"Garage"* space equivalent in area of two hundred eighty-eight (288) square feet, may be provided for each ten thousand (10,000) square feet that which the *"lot"* area exceeds one (1) acre. The above provisions shall apply to *"private stables"*, one (1) horse or one (1) vehicle, being considered as the equivalent of one (1) motor vehicle, except that the *"lot"* size must be a minimum of five (5) acres.

3) Temporary **“buildings”** for **“uses”** incidental to construction work. Such **“buildings”** shall be removed on completion or abandonment of the construction work.

4) Other accessory **“structures”** as regulated by Section 1272.04.

C) **“Signs”**: As regulated by Chapter 1280.

1266.03 HEIGHT REGULATIONS

No **“building”** shall exceed two and one -half (2 ½) stories or thirty-five feet (35’) in height, whichever is less. (EXHIBIT VI, BUILDING HEIGHT)

1266.04 REQUIRED MINIMUM “LOT” AREA, “LOT WIDTH” AND “YARDS”; DISTANCES FROM “LOT LINES” AND “DWELLINGS”; MINIMUM SIZE OF “DWELLINGS”

All **“structures”** shall comply with at least the following minimum requirements:

A) **“Lot” Area, “Lot Width” and “Yards”**:

	“DWELLINGS”	OTHER STRUCTURES/“BUILDINGS” PERMITTED IN “DISTRICT”
“LOT” AREA	SEVENTEEN THOUSAND FIVE HUNDRED (17,500) SQUARE FEET	
AVERAGE “LOT WIDTH”	ONE HUNDRED FEET (100’), PLUS OTHER REQUIREMENTS OUTLINED IN THE DEFINITION OF “LOT” CHAPTER 1240 - DEFINITIONS	
“FRONT YARD” DEPTH	FIFTY FEET (50’)	NOT PERMITTED
“SIDE YARD” WIDTH, EACH	FIFTEEN FEET (15’)	FIFTEEN FEET (15’)
“REAR YARD” DEPTH	FIFTY FEET (50’) OR THIRTY PERCENT (30%) OF THE DEPTH OF THE LOT, WHICHEVER IS LARGER, BUT NOT TO EXCEED SEVENTY-FIVE FEET (75’).	FIFTEEN FEET (15’)

B) Distances from "Lot Lines" and "Dwelling" (in feet):

	PET ENCLOSURE	"PRIVATE STABLE"
FROM "FRONT LOT LINE"	SEVENTY-FIVE FEET (75')	SEVENTY-FIVE FEET (75')
FROM "SIDE LOT LINE"	SEVENTY-FIVE FEET (75')	SEVENTY-FIVE FEET (75')
FROM "REAR LOT LINE"	FIFTY FEET (50')	FIFTY FEET (50')

C) Minimum Size of "Dwelling": Every "dwelling" or residence in this "district" shall have floor space designed and used for living quarters, exclusive of porches, "garages", breezeways or terraces, as follows:

- 1) For house with living space located entirely on one (1) floor, the minimum area shall be one thousand eight hundred (1,800) square feet.
- 2) For a two (2) "story" or "story and one half" (1 ½) house, the minimum area shall be one thousand two hundred sixty (1,260) square feet on the first floor. However, the area of the first floor together with the area of the second floor shall not be less than a total of one thousand eight hundred (1,800) square feet.
- 3) For split level homes with living quarters and sleeping quarters on separate levels, the minimum area of these combined quarters shall be one thousand eight hundred (1,800) square feet, with a minimum foundation area of one thousand five hundred seventy-five (1,575) square feet.

D) Additional "Front Yard" Requirements:

1) If the alignment of existing "buildings" within two hundred feet (200') on each side of the "lot" in question, within the same block and on the same side of the "street", is farther from the "lot line" than fifty feet (50'), the "principal building" on the "lot" in question must have a "front yard" not less in depth than the average formed by such existing alignment, provided that it shall not be required to be set back farther than the rear line of a "principal building" occupying a "lot" on either side of the "lot" in question.

2) There shall be a "front yard" on each "street" side of a "corner lot".

E) Additional "Side Yard" Requirements: Where a side wall of a "building" is not parallel with the "side lot line", the required width of any "side yard" may be taken as the average width, provided the "side yard" shall not be narrower than fifteen feet (15') at any point.