

ARTICLE VIII

MODERATE DENSITY RESIDENTIAL DISTRICT (R-1B)

SECTION 800 - PURPOSE OF THIS DISTRICT

The purpose of this district is to offer a development option for moderate density residential subdivisions *in areas served by public sewer* at a net density of approximately 2.17 units per acre.

SECTION 801 - LAND USES PERMITTED

- A. Single-family detached dwellings with only one principal dwelling per lot.
- B. Accessory uses and structures associated with the use of the land for residential purposes.
- C. Home occupations in compliance with Section 405 of this Ordinance.
- D. Common open space or recreational facilities approved as part of the subdivision approval process, excluding country clubs and the like which shall be regulated as public/quasi public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Madison County Subdivision Regulations.
- E. Public roads and highways, excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.
- F. *Public* recreational or open space facilities.

SECTION 802 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2605

- A. Public or quasi-public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.
- B. Child care facilities.

SECTION 803 - DIMENSIONAL REQUIREMENTS

803.01 Maximum Building Height: 40 feet or 2 ½ stories.

803.02 Minimum Lot Area: 15,000 square feet.

803.03 Minimum Lot Width: 85 feet.

803.04 Minimum Yards:

- (a) Front yard: 30 feet from the street or road right-of-way line to the building setback; the front yard shall be determined by the front elevation of the main building. See Section 401.02 regarding double-frontage and corner lots.
- (b) Side yards: 10 feet;
- (c) Side yard if lot is located on a corner lot: 20 feet; the side yard shall be that side of the lot on a street opposite the front elevation of the main building.
- (d) Rear yard: 25 feet.

803.05 Accessory Buildings: No accessory building shall be located in the front yard or side yard of any principal structure in this district. No accessory building shall be located in the rear yard closer to the rear lot line than 10 feet.

SECTION 804 - SWIMMING POOLS

Swimming pools, if constructed, shall be located behind the front line of the house, and there shall be a minimum of 10 feet between all property lines or recorded easements and the rim of the swimming pool. All swimming pools shall be enclosed by a structure or fencing. Fences shall be at least four (4) feet in height and shall have a self-latching gate.

SECTION 805 - OFF-STREET PARKING REQUIREMENTS

See Article XXIII for off-street parking and loading requirements.

SECTION 806 - SIGNS

See Article XXV for sign regulations.