

**ARTICLE 11 - (R1-10) SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT 10,000
SQUARE FEET PER DWELLING UNIT**

(Amended 3/11/02 via BOS Resolution No. 16-02, 4/29/02 via BOS Resolution No. 30-02)

Section 1101 - Purpose.

The principal purpose of this zoning district is to conserve and protect single-family residential development where minimum lots of not less than ten-thousand (10,000) square feet in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks, playgrounds, and other community facilities.

Section 1102 - Use Regulations.

The use regulations and sign regulations are the same as those in Article 9.

Section 1103 - Sign Regulations.

The sign regulations are as provided in Article 23 hereof.

Section 1104 - Height Regulations.

The height of buildings shall not exceed either thirty (30) feet or two (2) stories and a basement, as defined in Sections 3002.13 and 3002.84.

Section 1105 - Yard Regulations.

1. Front Yard:
 - a. There shall be a front yard having a depth of not less than twenty (20) feet.
 - b. For through lots, a front yard shall be provided along both front lot lines.
 - c. Yards along each street side of corner lots shall conform with regulations applicable to front yards.
2. Side Yard: There shall be a side yard on each side of a building having a width of not less than ten (10) feet.
3. Rear Yard: There shall be a rear yard having a depth of not less than twenty (20) feet.

Section 1106 - Intensity of Use Regulations.

The intensity of use regulations are as follows:

1. Lot Area: Each lot shall have a minimum lot area of ten thousand (10,000) square feet.
2. Lot Width: Each lot shall have a minimum width of sixty (60) feet.
3. Lot Area per Dwelling Unit: The minimum lot area per dwelling unit shall be ten thousand (10,000) square feet.
4. Lot Coverage: The maximum lot coverage shall be thirty percent (30%) of the lot area.
5. Distance between Buildings: The minimum distance between buildings on the same lot shall be fifteen (15) feet.

Section 1107 - Parking Regulations.

The parking regulations are as provided in Section 2510 hereof.