

Part III
Article XIV-B

R1-B TRANSITIONAL RESIDENTIAL ZONING DISTRICT

Section 9B Purpose

This zoning district is established in areas of the City where land is being or has the potential to be annexed. It is considered a transitional zoning for land that could be developed in the City with city utilities. The specific intent of this zoning is to:

- Encourage Planned Unit Developments that border the City limits and can incorporate some rural and some urban development
- Encourage orderly growth of the City by allowing development that can be sensitive to current agricultural uses nearby
- Discourage urban sprawl by allowing greater densities closest to the City and the logical extension of city infrastructure
- Discourage rural sprawl by allowing greater densities close to the City

Section 9B-10 Permitted Uses

The following uses shall be permitted in the R-1B zoning:

1. Single-family dwellings
2. Planned unit developments
3. Accessory uses customarily incidental to the permitted uses in this Section
4. Community buildings, either public or privately owned
5. Day Care Centers for either children or the elderly
6. Group homes
7. Public buildings and neighborhood parks
8. Churches

Section 9B-25 Permitted Uses as Special Exceptions

The Board of Zoning Appeals shall permit the following uses if the proposed uses will constitute a desirable and stable development, which will be in harmony with development nearby.

1. Hospitals and outpatient care centers
2. Medical offices
3. Golf courses, country clubs, private swimming facilities provided that no building is located within twenty-five (25) feet of any lot line
4. Home Occupation uses as defined in Section 1430
5. Nurseries and greenhouses for growing plants
6. Public utility buildings

Section 9B-50 Developmental Standards

1. Minimum lot area: eleven thousand (11,000) square feet
2. Minimum width of lot: sixty (60) feet
3. Minimum floor space per dwelling unit: nine hundred and sixty (960) feet
4. Minimum yard requirements:
 - A. Front yard: twenty-five (25) feet

- B. Side yard: must have two side yards totaling fourteen (14) feet in width, neither of which can be less than six (6) feet in width (see additional requirements in Section 425)
- C. Rear yard: twenty-five (25) feet
- 5. Maximum lot coverage: 40%
- 6. Maximum height of buildings: two and one-half (2 ½) stories, but no more than thirty-five (35) feet.
- 7. Off-street parking: see Article VII