

CHAPTER 1141
R-1A, R-1B, R-1C ONE FAMILY RESIDENTIAL DISTRICTS

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CROSS REFERENCES

One Family dwelling defined- see P. & Z. 1131.02 (23)
District established- see P. & Z. Chap. 1139
General provisions- see P. & Z. Chap. 1167

1141.01 INTENT:

These districts are the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density single unit dwellings plus certain other facilities, which serve the residents living in the district.

1141.02 PERMITTED PRINCIPAL USES:

The following are permitted principal uses in R-1A, R-1B, and R-1C Districts:

- (a) One-family dwellings, not including trailer or tent dwellings.
- (b) Churches and similar places of worship, provided such use is adjacent to a school or commercial area and/or access is by means of roads, designated as primary or secondary thoroughfares by the Major Thoroughfare Plan.
- (c) Public community center buildings, parks, playgrounds, and golf courses except miniature golf courses.
- (d) Public and parochial elementary, junior, and senior high schools.
- (e) Parish houses and convents in conjunction with churches or schools.
- (f) Farming, nursery, truck gardening; any customary agricultural operations, provided, however, that they do not cause a nuisance and that no storage or manure or odor or dust producing substance or use shall be permitted within 150 feet of any property line.

1141.03 ACCESSORY USES:

The following are accessory uses in R-1A, R-1B, and R-1C Districts:

- (a) Private garage for storage of vehicles or residents and employees.
- (b) Home occupations- see P. & Z. 1131.02 (40).
- (c) All containers used for recreational water use, in-ground pools, above-ground pools, and hot tubs in excess of 75 cubic feet and/or has a water depth of 18" when full, for use by residents and guests only, provided such items are set back six (6) feet from side and rear property lines, and 25 feet from front property lines. Additionally, item shall be located six (6) feet from any dwelling and not occupy more than 25% of the total area of the premises.
- (d) All items described in the section (C) shall be enclosed with a secured cover and/or a fence that is a minimum of 4' high and a maximum of 5' high, except that, in a rear yard when all other requirements of the Village of Arcanum Zoning Ordinance are in compliance, the height of six (6) feet and so constructed as will not shut off light or air to any buildings. All such fences shall be constructed of steel or wood posts properly supported and braced by top rails that shall be located on the inside of the fenced enclosure. Except as otherwise permitted by the Building Inspector, all posts are to be firmly attached to or imbedded in concrete thirty (30) inches below grade line. Fencing shall consist of steel or wood pickets, wire mesh or solid boards. Barbed wire

shall not be permitted. Such fence as above described shall be constructed so as not to allow passage of persons through said fence.

(e) The wall of the dwelling and/or its accessory building may act as an integral part of the fence, but any opening or doors, etc., shall also be kept locked while the premises are unsupervised by an adult.

(f) The use of megaphones, loudspeakers and public address systems shall be prohibited, and the use of any sound-producing or reproducing device, including the human voice, shall comply with the provisions of the Village Noise Ordinance.

(g) The renting or leasing of rooms by a resident family provided that the number of roomers does not exceed two in any dwelling unit.

(h) Signs (see Section 1167.20).

1141.04 CONDITIONAL USES:

The following uses are allowed in any R-1 Residential District, provided a conditional use permit is granted by the Appeals Board as provided in Section 1135.08, and further provided that all buildings allowed by such conditional use permit shall be set back from all lot lines a minimum of three feet for each one foot of building height.

(a) Recreation areas or buildings operated by membership clubs for the benefit of their members and not for gain, provided that any principal building, accessory building or out-of-doors swimming pool shall be located not nearer than 200 feet from any adjoining land zoned for a residential use.

(b) Public owned or leased buildings, public utility buildings, telephone exchanges, transformer stations and substations, except garages and maintenance buildings.

(c) Private schools, institutions of higher learning and libraries.

1141.05 YARD REQUIREMENTS:

For a schedule of yard and lot requirements in R-1A, R-1B, and R-1C Districts, see Section 1147.05.

1141.06 BUILDING HEIGHT REGULATIONS:

In any R-1 Residential District no building shall be erected in excess of two stories or thirty feet in height.

1141.07 ACCESSORY PARKING:

Two car spaces for each dwelling unit shall be allowed. For parking or other uses see Section 1167.16.

1141.08 SIGNS:

For size and location of permitted signs in R-1A, R-1B, and R-1C Districts, see Section 1167.20.