

## ARTICLE VI-F

### R- 1.4 SINGLE-FAMILY DWELLING DISTRICT REGULATIONS

#### Section 1 **USE RESTRICTIONS**

In an R-1.4 Single-Family Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than uses permitted in an R 1.8 use district.

#### Section 2 **HEIGHT REGULATIONS**

No building shall exceed two and one-half (2 1/2) stories in height.

#### Section 3 **AREA REGULATIONS**

##### 1. Front Yard

- (A) There shall be a front yard having a minimum depth of not less than twenty-five (25) feet, except as hereinafter provided in the article on exceptions and variances.
- (B) Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.

2. **Side Yard.** There shall be two (2) side yards, one on each side of the building, having a combined width of not less than twenty percent (20%) of the lot width, provided that in no case shall one side yard be less than five (5) feet. The side yard of corner lots adjacent to a side street shall not be less than ten (10) feet. The side yard of corner lots having adjoining structures fronting on two (2) adjacent property lines shall have a twenty-five (25) foot side yard.

3. **Rear Yard.** There shall be a rear yard having an average depth of not less than twenty percent (20%) of the depth of the lot, but in no case less than a depth of ten (10) feet, or in the case of a garage opening to an alley, the garage shall be no closer than twenty (20) feet to an alley, provided, however, that there may be a rear yard having a depth of five (5) feet where a swimming pool is located in the rear yard.

4. **Area of the Lot.** The minimum area of the lot shall be ten thousand five hundred (10,500) square feet; however, a platted lot having an area of less than ten thousand five hundred (10,500) square feet that was of record prior to passage of this ordinance may be used for any use permitted in this article.

5. **Width of Lot.** The minimum width of the lot shall be seventy-five (75) feet.

6. The above area regulations apply to the R-1.4 Single-Family Dwelling District and do not apply to lots which may be of ten thousand five hundred (10,500) square feet or larger in other districts.
7. **Minimum Depth of Lot.** The minimum depth of the lot shall be one hundred fifteen (115) feet.
8. **Parking Regulations.** Off-street parking space shall be provided on the lot to accommodate two (2) motor cars for each dwelling unit; however, no supporting member of any garage, carport, or other automobile storage structure shall be located within the required front yard. See Article XIV-D for off-street parking and loading requirements for church or school uses.
9. **Area of Dwelling.** One thousand four hundred (1,400) square feet shall be the minimum living area of the dwelling, provided however, in the case of an existing dwelling that is less than one thousand two hundred (1,200) square feet and is destroyed by fire or other cause exceeding fifty (50) per cent of its value, the dwelling shall be rebuilt to a minimum of one thousand two hundred (1,200) square feet.