

Article V, Section 200 R-1 Residential District

Section 200 R-1 RESIDENTIAL DISTRICT

200 Permitted Uses

- A. Detached Single-Family Dwellings, excluding Manufactured Homes.
- B. Parks, playgrounds and community Buildings and swimming pools.
- C. Public Signs, notices and warnings necessary for safety or traffic control as required by the Chief Building Official.
- D. Child Care Homes as defined in ARTICLE II.
- E. Accessory uses and Buildings customarily incident and subordinate to the above.
- F. Home Occupations as defined in ARTICLE II.
- G. Non-Profit Residential Homes for the Handicapped and/or Aged as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- H. Utility substations and transformers.

201 Uses Permitted on Review

The following uses shall be permitted only after being reviewed and approved by the East Ridge City Council as provided for in ARTICLE IV, Section 105 of this Ordinance.

- A. Child Care Centers as defined in ARTICLE II.
- B. Churches, libraries, museums and other cultural or religious uses.
- C. Public and private elementary and high Schools.
- D. Fire halls and other public Buildings.
- E. Golf courses and country clubs excluding miniature golf and driving ranges.
- F. Cemeteries excluding crematoriums, embalming facilities or other such preparatory functions.
- G. Commercial Residential Homes for the Handicapped and/or Aged as defined in ARTICLE II, provided that no more than eight (8) residents shall be allowed.
- H. Professional, Medical or dental offices and clinics (Formerly 202.8; Ord. # 871, 10/29/09)

202 Height and Area Regulations

- A. No Building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height except that a Building may exceed these height regulations

provided that for every one (1) foot of additional height over thirty-five (35) feet the Building shall be set back one (1) additional foot from all property lines.

- B. The Minimum Building Site area served by public sewers shall be 10,000 square feet and the minimum Frontage shall be seventy-five (75) feet.
- C. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way. (Formerly 203.3; Ord. No. 496, 8/9/1990)
- D. There shall be Side Yards on both sides of the Buildings of not less than ten (10) feet.
- E. There shall be a Rear Yard of not less than twenty-five (25) feet.
- F. The Health Department may require larger Lots when septic tanks are used due to soil conditions, topography, drainage, presence of swimming pools, or other such factors.

203

Off-Street Parking Regulations

Off-Street Parking shall be provided on the same Lot or on a Lot adjacent to the Building in accordance with the following requirements:

- A. There shall be two (2) Spaces for every Dwelling Unit. Units with four (4) bedrooms or more shall be required to have three (3) Parking Spaces.
- B. There shall be one (1) Space for every three (3) seats in the main auditorium of churches and other public Buildings.
- C. Parking Space for golf courses shall be at the rate of three-fifths (.6) Parking Spaces per Acre plus one (1) Space for every six (6) seats in any accessory restaurant, café, or dining room.
- D. There shall be one (1) Space for every classroom plus eight (8) for Elementary Schools.
- E. There shall be three (3) Spaces for every classroom or one (1) Space for every three (3) seats in the main auditorium or gym, whichever is greater, for Junior High or Middle Schools.
- F. There shall be six (6) Spaces for every classroom or one (1) Space for every three (3) seats in the main auditorium or gym, whichever is greater, for High Schools.
- G. There shall be one (1) Space per every three hundred (300) square feet of indoor space, exclusive of halls, stairs and similar service space, for Child Care Centers. Child Care Centers shall also provide adequate turning and waiting areas.
- H. There shall be one (1) Space per every two (2) residents for Homes for the Aged and/or Handicapped.