



## SECTION 1240.07 R-1B SINGLE-FAMILY RESIDENTIAL DISTRICT.

### A. PURPOSE

The R-1B district is intended for areas of primarily single-family detached residential properties of a suburban, medium-density character. This district includes those areas which are serviced by City water and sewer.

### B. PERMITTED USES

- Community Garden ([Section 1251.11](#))
- Essential Services
- Outdoor Recreation/ Public ([Section 1251.35](#))
- Public K-12 Schools
- Single Family Dwelling Unit Detached

### C. SPECIAL LAND USES

- Adaptive Reuse ([Section 1250.04 D](#))
- Bed and Breakfast ([Section 1251.08](#))
- Campground ([Section 1251.09](#))
- Cemetery ([Section 1251.10](#))
- Institutions of Higher Education
- Private K-12 Schools
- Personal-Scale Wind Energy Facility ([Section 1251.37](#))
- Religious Institutions ([Section 1251.38](#))

Refer to [Section 1230.06](#) for definitions of uses and refer to [Chapter 1251](#) for development standards for specific uses.

### D. ACCESSORY USES

- Accessory Buildings ([Section 1260.01](#))
- Accessory Dwelling Unit, with SLU approval
- Home Occupation ([Section 1251.17](#))
- Personal-Scale Solar Energy Facility ([Section 1251.36](#))
- Private Gardens
- State Licensed Child Care Family Home, 1-6 Children ([Section 1251.43](#))
- State Licensed Child Care Group Home, 7-12 Children ([Section 1251.44](#)), with SLU approval
- State Licensed Residential Facility, Adult Foster Care Family Home, 1-6 persons ([Section 1251.45](#))
- State licensed Residential Facility, Adult Foster Care Small Group Home, 7-12 persons ([Section 1251.46](#)), with SLU approval
- State licensed Residential Facility, Adult Foster Care Large Group Home, 13-20 persons ([Section 1251.46](#)), with SLU approval
- Transitional and Supportive Home, 1-6 persons
- Transitional and Supportive Home, + 6 persons, with SLU approval

### E. DIMENSION REGULATIONS

<i>Lot Standards</i>	<i>R-1B</i>
<i>Minimum Lot Area (sq. ft.)</i>	5,000
<i>Minimum Lot Width (ft.)</i>	50
<i>Maximum Percent of Building Coverage</i>	30
<i>Front Yard Setback (ft.)</i>	25
<i>Rear Yard Setback (ft.)</i>	30
<i>Side Yard Setback (ft.)</i>	6
<i>Maximum Building Height</i>	35 feet, 2.5 stories

Footnotes: Refer to [Chapter 1241](#) wherever a footnote is referenced in parentheses after one of the dimension regulations. Additionally, some uses have specific standards that overrule these Dimensional Regulations. Refer to [Chapter 1251](#) for dimensional regulations for specific uses.