Chapter 19. Land Use

Article 5. Zone Regulations

19-5.1105B. Required conditions in the R-1B Zone.

[Ord. No. 27-86, § 5; Ord. No. 19-87, § 1; Ord. No. 1-92, § 1]
The following requirements must be complied with in the R-1B Zone:

a. Height. No building shall exceed 2 1/2 stories, provided the building is no higher than 35 feet.

b. Yards. There shall be a front yard of not less than 100 feet, with a rear yard of at least 100 feet and side yards of at least 50 feet, provided, however, under the terms of open space reductions as hereinafter regulated, the front yard may be reduced to 50 feet, the rear yard to 50 feet and side yards to 30 feet.

c. Lot area. Every lot shall contain a minimum lot area of 81,000 square feet measured within 360 feet of the front street property line, provided, on the turn-around portion of a cul-de-sac or outside curve of a curved street, each lot shall have frontage along the front street property line of at least 80 feet and a lot width of at least 225 feet measured along a line 100 feet from the front street property line. If the Planning Board has approved the use of a cluster option plan pursuant to Subsection 19-5.1110 lots shall be reduced in area to not less than 30,000 square feet measured within 200 feet of the front street property line and all of the following requirements shall be complied with in their entirety:

1. No lot so reduced shall have a width of less than 150 feet measured along a line 50 feet from the front street property line nor a width at the front street property line on the turnaround portion of a cul-de-sac or outside curve of a curved street of less than 70 feet.

2. Any lot in the tract facing upon an arterial street as shown on the Master Plan or Official Map shall have a minimum width at the front street property line of 175 feet.

3. The subdivider shall comply with the requirements of Subsection 19-5.1110, Cluster option.