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**CHAPTER 1143
R-1 SUBURBAN RESIDENCE DISTRICT**

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SECTION 1143.01 R-1 SUBURBAN RESIDENCE DISTRICT.

A one-family Suburban Residence District classification is hereby created and is governed by this chapter, subject to the conditions contained in Chapter 1151 - Residential and Institutional Standards and Conditions.

SECTION 1143.02 PRINCIPAL PERMITTED USES.

Principal permitted uses are as follow:

- A. Single family detached dwellings.
- B. Residential Planned Unit Developments in accordance with Section 1153.01.

SECTION 1143.03 ACCESSORY PERMITTED USES.

Accessory permitted uses are as follows:

- A. Accessory uses permitted and as regulated in Section 1151.15 - Permitted Accessory Uses, and
- B. Essential Services which are not the principal use of the lot. Such essential services shall be regulated as specified in the City of Kettering Environmental Standards Manual, and
- C. Signs as regulated in Chapter 1171.

SECTION 1143.04 CONDITIONAL USES.

Conditional uses are as follows:

- A. Outdoor public and membership recreational clubs and facilities including parks, playgrounds, tennis courts, swimming pools and golf courses;
- B. Community noncommercial and recreation centers, libraries and museums, places of worship, public offices and public structures;
- C. Essential services which are the principal use of the lot;
- D. Family care homes;
- E. Hospitals;
- F. Educational Institutions;
- G. Corporate guesthouses; and
- H. Cemeteries.

SECTION 1143.05 OFF-STREET PARKING AND LOADING.

Off-street parking and loading is specified in Chapter 1173 - Off-street Parking and Loading Access Control and Transportation Standards.

SECTION 1143.06 MINIMUM LOT AREA.

The minimum lot area required in an R-1 District is twelve thousand five hundred (12,500) square feet per principal structure.

SECTION 1143.07 MINIMUM LOT FRONTAGE.

The minimum lot frontage required in an R-1 District is eighty (80) feet.

SECTION 1143.08 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback required in an R-1 District is thirty (30) feet. See Subsection A of Section 1151.14 for exceptions and modifications to front yard setback requirements.

SECTION 1143.09 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback required in an R-1 District is ten (10) feet on each side.

SECTION 1143.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback required in an R-1 District is forty (40) feet.

SECTION 1143.11 MAXIMUM HEIGHT.

The maximum height of buildings and structures in an R-1 District shall be as follows:

- A. Principal structures shall not exceed thirty (30) feet in height; and
- B. Accessory structures shall not exceed fifteen (15) feet in height, or the height of the principal structure, whichever is less.

Legislative history: Ord. 3413-89; passed 11/21/89. Ord. 3446-90; passed 5/22/90. Ord. 3605-93; passed 5/11/93. Ord. 3641-94; passed 7/26/94. Ord. 3781; passed 5/12/98.