

CHAPTER 1310
(R-1) ONE-FAMILY RESIDENTIAL DISTRICT

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1310.01 PERMITTED USES

No building or premise shall be used, in whole or in part, for any adult uses as defined in Chapter 1332 of this Zoning Ordinance or for any purpose except those listed below:

One-family dwellings but not to exceed one dwelling on any one lot.

Elementary, middle school, and high schools but not including dancing academies, trade, or vocational schools conducted for gain.

Churches and other places of worship, including parish house, rectories, convents in connection with schools, religious schools, meeting rooms, and recreational facilities customarily accessory thereto.

Home occupations subject to the requirements of this Zoning Ordinance and professional offices, subject to the requirements of Section 1326.06 of this Zoning Ordinance.

Accessory buildings and accessory uses.

Automobile parking as provided in Section 1328.01.

Satellite earth stations subject to the requirements of Section 1326.10 of this Zoning Ordinance.

Signs subject to the requirements of the Niagara Falls Sign Ordinance.

1310.02 PERMITTED USES SUBJECT TO SPECIAL PERMIT

The following uses are permitted subject to the obtaining of a special permit in accordance with the requirements of Chapters 1325 and 1326 of this Zoning Ordinance:

Nursery or pre-school educational establishments or day care center.

1310.03 MINIMUM SIZE OF LOT

Minimum Required Lot Area: 6,000 Square Feet

Minimum Required Lot Width: 60 Feet

1310.04 MINIMUM YARD DIMENSIONS

Front: 30 Feet

Side: One-Sixth of the Width of the Lot Up to a Maximum of 15 Feet

Rear: 20 Feet

1310.05 MAXIMUM HEIGHT OF BUILDING

Maximum Height: Two and One-Half Stories or 35 Feet

1310.06 MAXIMUM COVERAGE OF LOT BY ALL BUILDINGS

Maximum Lot Coverage: 30%

1310.07 OFF-STREET PARKING AND LOADING REQUIREMENTS

Off-street parking and loading spaces shall be provided in accordance with the requirements of Chapter 1330 of this Zoning Ordinance. (*one space per unit*)

1310.08 LANDSCAPING AND SCREENING REQUIREMENTS

Landscaping and screening shall be provided subject to the requirements of Chapter 1331 of this Zoning Ordinance.