27 Attachment 6

Township of Ferguson

[Amended by Ord. No. 11/16/2020]

§ 27-205.6 – District – Suburban Single Family Residential (R1B)

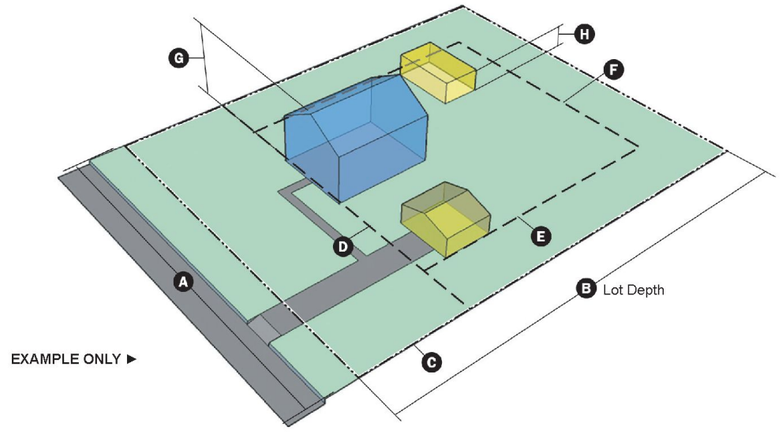
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Single-Family Detached Dwellings	P
3	Community Garden	P
3	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
3	Park and Outdoor Recreational Facilities, Community, Public	P
3	Places of Assembly, Neighborhood	P
3	Schools, Public or Private	C
4	Emergency Services	P
4	Essential Services – Type 1	P

ACCESSORY USES				
Use	*Area and Bulk Categories*			
	1	*2*	*3*	*4*
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Garden	P	P	P	P
Family Child-Care Homes		P		
Group Child-Care Homes		C		
Home-Based Business, No-Impact		P		
Home Occupation – Type 1		P		
Short-Term Rentals		P		
Raising of Chickens		P		
Tutoring		P	P	

DIMENSIONS			AREA AND BULK CATEGORIES				
			1	2	3	4	5
Minimum		C Lot Size	10 ac	20,000 sf	1 ac	n/a	n/a
	Lot Width	at Building Setback Line	300 ft	100 ft	100 ft	75 ft	n/a
		A at Street Line	300 ft	60 ft	100 ft	75 ft	n/a
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	30 ft	50 ft	50 ft	n/a
		D Front Yard, for Principal Use on Arterial Street	50 ft	75 ft	50 ft	50 ft	n/a
		E Side Yard, for Principal Use	100 ft	15 ft	30 ft	30 ft	n/a
		F Rear Yard, for Principal Use	100 ft	40 ft	50 ft	50 ft	n/a
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
		H Accessory Structure	n/a	24 ft	24 ft	24 ft	n/a
	Coverage	Building	n/a	20%	n/a	n/a	n/a
		Impervious Surface	5%	30%	30%	n/a	n/a

AREA AND BULK CATEGORIES:

1 – conservation activities
2 – dwellings
3 – non-residential uses
4 – essential and emergency services



P = Permitted Use by Right C = Conditional Use SE = Use by Special Exception