

**SECTION 10.4 R-1F RESIDENTIAL ONE-F ZONE**

- A. **PURPOSE:** This zone is established to provide a residential environment whose dwelling types and densities are typical of a suburban character.
- B. **PERMITTED USES**
1. Single family residential dwellings (detached)
  2. Qualified manufactured homes, subject to the compatibility standards established in Section 9.29 of this ordinance
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
  2. Fences and/or walls, as regulated by Article XIII of this ordinance
  3. Signs, as regulated by Article XIV of this ordinance
  4. Home occupations, as regulated by Section 9.9 of this ordinance
- D. **CONDITIONAL USES:** The following uses, or any customary accessory structures and uses, subject to the approval by the board of adjustment, as set forth in Sections 9.12 and 18.7 of this ordinance:
1. Cemeteries
  2. Child care centers
  3. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
  4. Fire and police stations, providing they are located adjacent to an arterial street
  5. Governmental buildings
  6. Institutions for higher education, providing they are located adjacent to an arterial street
  7. Institutions for human medical care - clinics, congregate housing, and hospitals, providing they are located adjacent to an arterial street
  8. Libraries
  9. Nursery school
  10. Parks and/or recreation areas which are owned and/or operated publicly or by a non-profit organization
  11. Parochial, private, and public schools, providing they are located adjacent to an arterial street
- E. **AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**
1. Minimum Lot Area - Six thousand (6,000) square feet
  2. Minimum Lot Width At Building Setback Line - Fifty (50) feet
  3. Minimum Front Yard Depth - Twenty-five (25) feet

4. Minimum Side Yard Width - Five (5) feet
5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Thirty-five (35) feet

F. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES

1. Minimum Lot Area - Twenty-two thousand five hundred (22,500) square feet
2. Minimum Lot Width At Building Setback Line - One hundred fifty (150) feet
3. Minimum Front, Side, And Rear Yard Depths - Fifty (50) feet
4. Maximum Building Height - Thirty-five (35) feet

G. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
4. Screening areas and additional setbacks shall be provided in accordance with Section 9.15 of this ordinance.
5. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.