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**SECTION 10.1 R-1Bc (RESIDENTIAL ONE-Bc) ZONE****A. PERMITTED USES**

1. Detached single-family dwellings

**B. ACCESSORY USES**

1. Customary accessory buildings and uses (detached garages are prohibited)
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
4. Signs, as regulated by Article XIV of this ordinance

**C. CONDITIONAL USES:** No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of such use shall have been applied for and approved by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
3. Fire and police stations, provided they are located adjacent to an arterial street
4. Institutions for higher education, providing they are located adjacent to an arterial street
5. Institutions for human medical care - hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged, providing they are located adjacent to an arterial street
6. Nursery schools
7. Public and parochial schools
8. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries
9. Recreational uses, other than those publicly owned and/or operated as follows:
  - a. Golf courses;
  - b. Country clubs;
  - c. Semi-public swimming pools;

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- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area - Fifteen thousand (15,000) square feet
  2. Minimum lot width at minimum building setback line - One hundred (100) feet
  3. Minimum front yard depth - Fifty (50) feet
  4. Minimum side yard width on each side of lot - Ten (10) feet
  5. Minimum rear yard depth - Fifty (50) feet
  6. Maximum building height - Thirty-five (35) feet or two and one-half (2-1/2) stories
- E. AREA AND HEIGHT REGULATIONS FOR CONDITIONALLY PERMITTED USES: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
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 (on each side of lot, and rear yards - Fifty (50) feet
  4. Maximum building height - Thirty-five (35) feet or two and one-half (2-1/2) stories
- F. OTHER DEVELOPMENT CONTROLS
1. Off-street parking and loading or unloading 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 this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
  4. Screening areas and additional setbacks shall be provided in accordance with Section 9.17 of this ordinance.
  5. All utilities must be underground in a new subdivision or development when transmission lines are extended or altered.