
SECTION 10.2 R-1B (RESIDENTIAL ONE-B) ZONE

A. PERMITTED USES

1. Single-family residential dwellings (detached).
2. Farms, for crop production and raising of cattle and horses, including land used for horticultural purposes, provided said use occupies a minimum site of 10 contiguous acres, unserved by street, and further provided that land which is used for the raising of cattle and horses shall not exceed a ratio of one animal for each three (3) acres of land devoted to said use.
3. Qualified manufactured homes, subject to the compatibility standards established in Section 9.32 of this ordinance.

B. ACCESSORY USES

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XII.
3. Signs, as regulated by Article XIV.
4. Home occupations, as regulated in Section 9.11 of this ordinance.

C. CONDITIONAL USES: The following uses or any customary accessory buildings or uses, subject to the approval of the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:

1. Cemeteries
2. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial or collector street
3. Governmental offices
4. Police and fire stations, provided they are located adjacent to an arterial or collector street
5. Institutions for higher education providing they are located adjacent to an arterial street.
6. Institutions for human medical care - hospitals, convalescent homes, nursing home, and homes for the aged, providing they are located adjacent to an arterial street and having a maximum capacity of five (5) beds.
7. Nursery schools, provided they are located adjacent to an arterial street
8. Public and parochial schools, provided they are located adjacent to an arterial or collector street
9. Publicly owned and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
10. Recreational uses, other than those publicly owned and/or operated as follows:

- a. Golf courses
- b. Country clubs
- c. Swimming pools

11. Funeral homes, provided they are located adjacent to an arterial street.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES:

- 1. Minimum lot area - One-half (1/2) acre
- 2. Minimum lot width at building setback line - One hundred (100) feet
- 3. Minimum front yard depth - Forty (40) feet
- 4. Minimum side yard width on each side of lot - Fifteen (15) feet
- 5. Minimum rear yard depth - Twenty-five (25) feet
- 6. Maximum building height - Thirty-five (35) feet
- 7. Maximum Density - Two (2) dwelling units per net acre

E. 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 (on each side of lot), and rear yards - Fifty (50) feet
- 4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

- 1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
- 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, or into any adjacent property.
- 4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established by this zone.