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**SECTION 10.4 R-1FF (RESIDENTIAL ONE-FF) ZONE**

**A. PERMITTED USES**

1. Single-family residential dwellings (detached)
2. Two-family residential dwellings existing as of September 27, 2005

**B. ACCESSORY USES**

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

**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
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Governmental offices
5. Institutions for higher education, 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. Swimming pools
10. Two-family residential dwellings

**D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES**

1. Minimum lot area -  
Single-Family: Six thousand (6,000) square feet  
Two-family: Nine thousand (9,000) square feet

2. Minimum lot width at building setback line –

Single-Family: Fifty (50) feet

Two-Family: Sixty (60) feet

3. Minimum front yard depth - Twenty-five (25) feet
4. Minimum side yard width - Total: Ten (10) feet; One Side: Five (5) feet
5. Minimum rear yard depth - Twenty-five (25) feet
6. Maximum building height - Thirty-five (35) feet

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
5. Two-family residential dwellings
  - a. Minimum lot area - Nine thousand (9,000) square feet
  - b. Minimum lot width at building setback line – Sixty (60) feet
  - c. Minimum front yard depth - Twenty-five (25) feet
  - d. Minimum side yard width - Total: Ten (10) feet; One Side: Five (5) feet
  - e. Minimum rear yard depth - Twenty-five (25) feet
  - f. 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. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.