

SECTION 10.3 R-1A (RESIDENTIAL ONE-A) ZONE**A. PERMITTED USES**

1. Single-family residential dwellings (detached)
2. 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 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 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 street
3. Fire and police stations, providing they are located adjacent to an arterial street
4. Funeral homes, provided they are located adjacent to an arterial street
5. Governmental offices
6. Indoor horse arenas and horse stables provided the total acreage of the site is not less than ten (10) acres, and provided the owner obtains and maintains a commercial animal establishment license.
7. Institutions for higher education, providing they are located adjacent to an arterial street
8. 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
9. Nursery schools;
10. Public and parochial schools;
11. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries;
12. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses;
 - b. Country clubs;
 - c. Roller rinks;
 - d. Swimming pools;

13. Small animal boarding kennel
 14. Bed and breakfast establishment
- 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 - One (1) 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 - Total: Twenty-five (25) feet; One Side: Ten (10) 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: No conditional building and/or use shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area (except small animal boarding kennel) - Twenty-two thousand five hundred (22,500) square feet
Minimum lot area for small animal boarding kennel - Three (3) acres
In the case of this use, more than one principal building, as herein defined, may be constructed on one lot
 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, except that nonconforming uses may continue to utilize an existing outside display area not to exceed five (5) percent of the gross floor area of the nonconforming use. Nonconforming uses involved in the sale of new and used cars may continue to use that area which was utilized for the display of automobiles at the time the zoning ordinance was adopted. Such display areas shall be maintained in a state of good repair. Display areas shall not impair the movement of either pedestrian or vehicular movement.
 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 for this zone.

5. Small animal boarding kennel - All activities related to the operation of a small animal boarding kennel shall be confined to a completely enclosed building and no outside runs or animal pens shall be permitted.
6. The following shall apply to bed and breakfast establishments:
 - a. The owner shall live in the dwelling unit and operate the bed and breakfast establishment.
 - b. Food service may be provided for resident guests only.
 - c. No exterior alterations and/or additions shall be permitted for the purpose of increasing the number of guest rooms.
 - d. Interior alterations should maintain the unique characteristics of the structure, if possible.
 - e. One parking space per guest room and two parking spaces for the owner shall be provided on site. Parking shall be limited to the side and rear yards, screened from adjacent properties with a six (6) foot high masonry or wood fence, or dense vegetation.
 - f. A site plan, as regulated by Section 9.19 of this ordinance, shall be required.