
SECTION 10.5 R-1FF (SINGLE AND TWO - FAMILY RESIDENTIAL - ONE FF) ZONE

A. PERMITTED USES:

1. Single - family residential dwellings (detached).
2. Two - family residential dwellings.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance
3. Home occupations, subject to the restrictions and limitations established in Section 9.23 of this Ordinance.
4. Signs, as regulated by Article XV 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 said use shall have been applied for and approved of by the Board of Adjustment, as set forth in Section 9.13:

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

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:

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 - Seventy (70) feet.

- 3. Minimum Front Yard Depth - Twenty - five (25) feet.
- 4. Minimum Side Yard Width on Each Side of Lot - 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: 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 Yard Depths - 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 and/or unloading shall be provided in accordance with Articles XIII and XIV 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 residential zone.
- 4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.