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**ARTICLE X**  
**ZONES**

**SECTION 10.0 A-1 (AGRICULTURAL ONE) ZONE**

**A. PERMITTED USES**

1. Agricultural uses
2. Single-family residential dwellings (detached)
3. Sale of products that are raised, produced, and processed on the premises, provided that no roadside stands of any type for the sale or display of agricultural products shall be permitted within fifty (50) feet from any road or highway
4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises
5. Stables and riding academies
6. Commercial uses existing at the time of adoption of this ordinance (subject to the requirements of Section 10.1)

**B. ACCESSORY USES**

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

**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 15.6 of this ordinance:

1. Automobile junk yards, as provided for in Section 9.9 of this ordinance, provided all such storage is entirely within an enclosed fence or wall, or properly screened according to the requirements of Section 9.17
2. Cemeteries
3. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
4. Contractors' offices and storage of machinery and equipment only provided all such storage is entirely within an enclosed fence or wall, or properly screened according to the requirements of Section 9.17
5. Fire and police stations, providing they are located adjacent to an arterial street

6. Funeral homes, provided they are located adjacent to an arterial street
7. Governmental offices
8. Nursery schools
9. Public and parochial schools
10. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
11. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Country clubs
  - b. Fishing lakes
  - c. Golf courses
  - d. Gun clubs and ranges
  - e. Swimming pools
  - f. Tennis courts/clubs
12. Veterinarians' offices for large and small animals, including outside runs

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES

1. Minimum lot area - One (1) acre
2. Minimum lot width at building setback line - One hundred fifty (150) feet
3. Minimum front yard depth - Forty (40) feet
4. Minimum side yard width - Total: Thirty-eight (38) feet; One side: Twelve (12) 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 yards - Fifty (50) feet
4. Maximum building height - Thirty-five (35) feet

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking shall be provided in accordance with Article XI.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.

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**SECTION 10.1 R-1C (RESIDENTIAL ONE - C) ZONE**

**A. PERMITTED USES**

1. Single-family residential dwellings (detached)

**B. ACCESSORY USES**

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

**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 15.6 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. Institutions for higher education, providing they are located adjacent to an arterial street
7. 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
8. Nursery schools
9. Public and parochial schools
10. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
11. Recreational uses other than those publicly owned and/or operated, as follows:
  - a. Golf courses
  - b. Country clubs
  - c. Swimming pools

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

1. Minimum lot area - Twelve thousand five hundred (12,500) square feet
2. Minimum lot width at building setback line - Eighty (80) feet
3. Minimum front yard depth - Thirty-five (35) feet
4. Minimum side yard width - Total: Twenty (20) feet; One Side: Seven (7) 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

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking shall be provided in accordance with Articles XI.
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.

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**SECTION 10.2 RC (RURAL COMMERCIAL) ZONE****A. PERMITTED USES**

1. Auto repair shops and sale of new and used auto parts
2. Bakeries
3. Banks
4. Barber and beauty shops
5. Contractors' offices and storage areas
6. Drug stores
7. Farm equipment - sales and service
8. Food stores and supermarkets
9. Grain, feed and seed stores, including sale of fertilizers, garden supplies, etc.
10. Hardware stores
11. Lumber companies
12. Offices
13. Paint and wallpaper stores
14. Plumbing and heating and air conditioning offices and sale of fixtures
15. Police and fire stations
16. Post offices
17. Restaurants, excluding drive-ins
18. Service stations
19. Tobacco warehouses
20. Veterinarian offices, including small and large animal clinics

**B. ACCESSORY USES**

1. Customary accessory uses
2. Fences and walls
3. Signs, as regulated by Article XII

**C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:**

1. Minimum lot area - Ten thousand (10,000) square feet
2. Minimum lot width at building setback line - Seventy (70) feet
3. Minimum front yard depth - Fifty (50) feet
4. Minimum side yard width - No restrictions except when adjacent to a street or other deeded right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than

- fifteen (15) feet
- 5. Minimum rear yard depth - Fifteen (15) feet
- 6. Maximum building height - Forty (40) feet
- 7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot

D. OTHER DEVELOPMENT CONTROLS

- 1. Off-street parking shall be provided in accordance with Articles XI 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 dedicated street, or into any residential zone.
- 4. Where any yard of any use permitted within this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
- 5. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
- 6. All business activity, including storage of materials, permitted in this zone shall be conducted either within a completely enclosed building or within an area screened from view in accordance with Section 9.17 of this ordinance, with the exception of off-street parking areas, and display of equipment for sale.
- 7. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.