
SECTION 10.2 R-RE (RESIDENTIAL RURAL ESTATE) ZONE**A. PERMITTED USES**

1. Single-family residential dwellings (detached)
2. Agricultural uses;
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 street;
4. Greenhouses and nurseries, including both wholesale and retail sales of products grown on the premises provided that the storage of manure shall not be permitted nearer than one hundred (100) feet from the front of a street, road, highway, or right-of-way line, or not nearer than fifty (50) feet from a side lot line;
5. 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 regulated in Section 9.11
4. Signs, as regulated by Article XIV

C. CONDITIONAL USES: The following uses, or any customary accessory buildings and uses, subject to the approval by 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. Funeral homes, provided they are located adjacent to an arterial street
4. Governmental offices
5. 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.
6. Nursery schools;
7. Police and fire stations, provided they are located adjacent to an arterial street
8. Public and parochial schools;
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;
- d. Tennis courts/clubs;
- e. Fishing lakes and clubs;
- f. Gun clubs and ranges;

11. Bed and breakfast establishment

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES

1. Minimum lot area - One (1) acre
2. Minimum lot width at building setback line - One hundred (100) feet
3. Minimum front yard depth - Seventy-five (75) feet
4. Minimum side yard width on each side of lot - Seventy-five (75) feet
5. Minimum rear yard depth - Seventy-five (75) feet
6. Maximum building height - Thirty-five (35) feet

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
2. No lighting shall be permitted which would glare from this zone onto any street, or into any residential zone.
3. 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.