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

1. Single-family residential dwellings (detached)
2. Neighborhood restaurant (with or without a liquor license), that existed before this zoning was enacted. Outdoor dining is permitted provided that such area meets the following minimum requirements:
  - a. Such area shall be designed to clearly identify the limits of the outdoor dining area, which shall not include any drive-thru facility
  - b. Such area shall not exceed twenty-five (25) percent of the maximum seating capacity of the indoor dining area
  - c. Entertainment, music, and sound amplifying systems shall not be permitted within the outdoor dining areas. Televisions are permitted.
  - d. Such areas shall not be permitted to locate within any minimum required front, side, or rear yard, except where a variance has been approved by the Board of Adjustments, unless that structure existed before the R-1C zone was adopted.
  - e. Outdoor dining areas shall be operated no later than (10:00) o'clock p.m. on Sunday through Thursday inclusive, and no later than eleven (11:00) o'clock p.m. on Friday and Saturday.

**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:** 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 such use shall have been applied for and approved by the board of adjustment, as set forth in Section 9.14 of this ordinance:

1. Animal hospitals, provided:
  - a. That they are constructed and maintained according to the specifications of National Veterinary Medicine Association.
  - b. They are located upon a lot which is adjacent to and has access to an arterial street.

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- c. No animal is maintained upon the lot except for the purpose of veterinary treatment, observations, and convalescence.
  - d. All animals maintained upon the premises shall be maintained within the hospital at all times.
2. Cemeteries
  3. City buildings
  4. Churches and other buildings for the purpose of religious worship, providing they are located adjacent to an arterial street
  5. Fire and police stations, providing they are located adjacent to an arterial street
  6. Funeral homes, provided that they are located on a separate lot or parcel of real estate that abuts and has access to an arterial street
  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. Semi-public swimming pools
- 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 - 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 on each side of lot - 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 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, road, highway, deeded right-of-way, 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.