

SECTION 10.1 R-RE RESIDENTIAL RURAL ESTATE AND AGRICULTURAL ZONE:

- A. **USES PERMITTED:** (Agricultural buildings, uses and accessory uses cannot be regulated by zoning, except for setback requirements. The following regulations therefore, apply only to those non-agricultural buildings, uses and accessory uses, permitted herein – except item 10.1, D. 2, which applies to all uses:
1. Single Family Dwelling (detached)
 2. Sale of products that are raised, produced, and processed on the premises, providing 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, road, highway, or right-of-way line
 3. 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 the front of a street, road, highway, or right-of-way line than one hundred (100) feet, or not nearer a side lot line than fifty (50) feet
 4. Stables and riding academies, both public and private
- B. **ACCESSORY USES:**
1. Customary accessory buildings and uses
 2. Fences and walls as regulated by Article XI of this ordinance
 3. Some 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 accessory buildings and uses be permitted until and unless the location of said use shall have been applied for and approved of by the Board of Adjustments as set for in Section 9.14.
1. Cemeteries
 2. Churches and other buildings for the purpose of religious worship providing they are located adjacent to an arterial street
 3. Institutions for higher education providing they are located adjacent to an arterial street
 4. Institutions for human medical care – hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged providing they are located on arterial streets
 5. Nursery schools
 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 public swimming pools and libraries

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9. 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 – Three (3) acres
 - 2. Minimum Lot Width at Building Setback Line – Three hundred (300) 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 – Twenty-five (25) feet
 - 6. Maximum Building Height – Thirty-five (35) feet or two and one-half (2 1/2) stories
- 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 regulations in Section 10.1, D.
- F. OTHER DEVELOPMENT CONTROLS:
- 1. Off-street parking and loading or unloading shall be provided in accordance with Articles XII and XII of this ordinance
 - 2. With the exception of Subsection D of this Section of the Ordinance no outdoor storage of any materials (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. Where land in this zone is abutting a residential zone, a minimum yard requirement of one hundred (100) 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