

SECTION 10.2 R-RE RESIDENTIAL RURAL ESTATE ZONE:

A. USES PERMITTED:

1. Single family dwellings, detached.
2. Horse related uses, including riding and boarding stables for personal use with minimum lot area of 4 acres.
3. Greenhouse, nurseries or gazebo for personal use with minimum lot area of 4 acres.

B. ACCESSORY USES:

Accessory uses applicable to Permitted Use A. 1. only.

1. Customary accessory buildings and uses.
2. Home-Based Businesses subject to the restrictions and limitations established in Section 9.11 of this Ordinance.
3. Signs as regulated by Article XIV of this Ordinance.
4. The keeping of not more than two (2) roomers or boarders.

Accessory uses applicable to all permitted uses

1. Fences and walls as regulated by Article XIII 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 and 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 9.14.

1. Cemeteries.
2. Churches and other accessory buildings for the purpose of recognized religious worship providing they are located adjacent to an arterial or collector or local street.
3. Institutions for higher education providing they are located adjacent an arterial street.
4. Nursery schools.
5. Public and parochial schools.
6. Publicly owner and/or operated parks, playgrounds, golf courses, community recreational centers, including public swimming pools and libraries.
7. Recreational uses, other than those publicly owned and/or operated as follows:
 - a. golf courses

PROPOSED TEXT TO FISCAL COURT

by CC&MP&ZC 7-12-2016

- b. country clubs
 - c. semi-public swimming pools
 - d. tennis courts/clubs
 - e. fishing lakes and clubs
 - f. gun clubs and ranges
 - g. riding stables and saddle clubs
8. Institutions for human medical care-hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged providing they are located on arterial streets.
 9. Police and fire stations provided they are located adjacent to an arterial street.
 10. Essential services and public utility stations.
 11. Noncommercial structure without a detached single-family dwelling provided that the location for a detached single-family has been sited meeting all applicable area and height regulations for all structures.
- D. AREA AND HEIGHT REGULATIONS FOR PERMITTED AND CONDITIONAL USES: No building shall be erected or structurally altered hereafter except in accordance with the following regulations.
1. Minimum Lot Area - One (1) acre
 2. Minimum Lot Width - One hundred (100) feet
 3. Minimum Front Yard Depth - Fifty (50) feet
 4. Minimum Side Yard Width
 - a. Total - Twenty-five (25) feet
 - b. One Side - Ten (10) feet
 5. Minimum Rear Yard Depth - Twenty-five (25) feet
 6. Maximum Building Height - Thirty-five (35) feet
- E. OTHER DEVELOPMENT CONTROLS:
1. Off street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this Ordinance.
 2. No lighting shall be permitted which would glare from this zone into any street, road, highway, deeded right-of-way or into any residential zone.
 3. All buildings for the storage of animals and/or manure shall be located a minimum of two hundred (200) feet from all front, side, and rear property lines.
 4. All permitted uses shall site a single-family dwelling which meets the applicable area and height regulations for all structures.