

SECTION 10.5 R-IC RESIDENTIAL ONE-C ZONE:

A. USES PERMITTED:

1. Single family dwellings, with a central sewage system, in the county; or within the city limits.

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls as regulated by Article XIII of this Ordinance.
3. Signs as regulated by Article XIV of this Ordinance.
4. Home occupations subject to the restrictions and limitations established in Section 9.11 of this Ordinance.
5. Public Utility Stations, after the approval of the Commission.

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 said uses shall have been applied for and approved of by the Board of Adjustment as set forth in Section 9.14 of this Ordinance.

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 human medical care hospitals, clinic sanitariums, convalescent homes, nursing homes, and homes for the aged providing they are located adjacent to an arterial street.
4. Nursery school.
5. Public and parochial schools.
6. Publicly owned 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
 - b. country clubs
 - c. semi-public swimming pools
8. Police and fire stations.

D. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES: No buildings 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.

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2. Minimum Lot Width - Seventy (70) feet
 3. Minimum Front Yard Depth - Thirty-five (35) feet
 4. Minimum Side Yard Width
 - a. Total - 20 feet
 - b. One side - 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: 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 - One hundred (100) feet
 3. Minimum Front Yard Depth - Fifty (50) feet
 4. Minimum Side Yard Width - Twenty-five (25) feet
 5. Minimum Rear Yard Depth - Twenty-five (25) feet
 6. Maximum Building Height - Thirty-five (35) feet
- F. 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 outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.