Article X

R-1A AND R-1B ONE FAMILY RESIDENTIAL DISTRICT

Section 10.01 INTENT

This district is designed to encourage a suitable and healthy environment for family life, and to provide residential areas for one family residential densities and other facilities will serve the residents in the district.

Section 10.02 PERMITTED PRINCIPAL USES

A. Single-family detached dwellings.

B. Home occupations in accordance with Article III, Section 3.05.

C. On-site signs in accordance with Article VII.

D. Family day care homes and family foster care homes subject to the following provisions:

1. Such uses shall be duly licensed by the State Department of Social Services.

2. Buildings and lots so used shall conform to all state and local code requirements.

3. A minimum of thirty-five (35) square feet on indoor play area shall be provided for each child. Indoor play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep.

4. A minimum of one hundred-fifty (150) square feet of outdoor play area for each child. The total outdoor play area shall have a total minimum area of not less than five thousand (5,000) square feet.

E. Adult family (day care) homes and adult (foster care) homes.

F. Uses and structures accessory to principal permitted uses.

Section 10.03 SPECIAL USES

The following uses shall be permitted upon review by the Planning Commission and approval by the Village Council in accordance with the general standards for all Special Land Uses listed in Section 8.03 and the standards for the specific use listed in Section 8.11.

A. Accessory apartments within permitted single family homes.

B. Farms on lots having an area of not less than ten (10) acres of area.

C. Residential cluster development.

D. Churches.

E. Government or community-owned buildings.

F. Cemeteries.

G. Bed and Breakfast Inns.

H. Essential service building (without storage yards).