



CITY OF THE VILLAGE ZONING USE REGULATIONS

USES ALLOWED IN A-1 SINGLE FAMILY ZONING

A) Property and buildings in the A-1 Single Family Residential District, shall be used only for the following purposes:

- a. *Detached single-family dwelling;*
- b. *Public park or playground;*
- c. *Residential sales subject to regulations provided in Chapter 11 of this code;*
- d. *Garden or agricultural crops but not for the raising of livestock;*
- e. *Home occupation as defined and regulated by this chapter;*
- f. *Accessory buildings which are not a part of the main buildings and which are customary and incidental to the primary use of the property, including, but not limited to, detached private garages, carports, cabanas, gazebos, storage buildings, temporary or portable buildings, and tornado shelters.*
- g. *Accessory structures that are customary and incidental to the primary use of the property, and which include, but are not limited to, fences, radio and television receivers, satellite reception antennas, swimming pools, solar energy devices, flag poles, basketball goals, and retaining walls. Fences permitted shall be limited to the following types:*
 - i. *Brick, stucco, rock, or decorative concrete brick or block; provided that such fences shall be constructed with an adequate concrete footing and shall not be located on any utility easement;*
 - ii. *Chain-link or cyclone, galvanized metal;*
 - iii. *Wood/plastic, picket;*
 - iv. *Wood/ plastic, rail or split rail;*
 - v. *Wood/plastic, with vertical or horizontal slats; sight-proof or see-through.*
 - vi. *Wrought Iron, with or without brick columns;*
- h. *Public utilities and public utility structures and facilities.*

B) **Specific Uses** permitted pursuant to Sections 24-25 and Section 24-26 of this chapter shall be limited to only the following uses:

CITY OF THE VILLAGE ZONING USE REGULATIONS

- (1) *Beauty shop, hair salon, style shop.*
- (2) *Child care center in accordance with the provisions of Chapter 11 of this code.*
- (3) *Church, synagogue, mosque, temple or similar place used for the gathering of people for the study or worship of religious beliefs, and/or fellowship, and provided it has (1) direct and primary means of ingress and egress from Britton Road, Hefner Road, May Avenue, or Pennsylvania Avenue, and (2) has a minimum lot size of two (2) acres.*
- (4) *Church-Rectory/Parsonage; provided the rectory/parsonage use is secondary to the primary use of the property as a church and provided that the rectory/parsonage use is located in, or structurally connected to and made a part of the main building;*
- (5) *Community Center provided it has (1) direct and primary means of ingress and egress from Britton Road, Hefner Road, May Avenue, or Pennsylvania Avenue, and (2) has a minimum lot size of two (2) acres.*
- (6) *Fraternal organization, civic club or similar place of assembly provided it has (1) direct and primary means of ingress and egress from Britton Road, Hefner Road, May Avenue, or Pennsylvania Avenue, and (2) has a minimum lot size of two (2) acres.*
- (7) *Library provided it has (1) direct and primary means of ingress and egress from Britton Road, Hefner Road, May Avenue, or Pennsylvania Avenue, and (2) has a minimum lot size of two (2) acres.*
- (8) *Multifamily Units including, condominiums, duplexes, triplexes, quadraplexes, townhouses, assisted living center, nursing home, or apartment complexes;*
- (9) *Oil and gas production facilities;*
- (10) *Professional office, single-story only.*
- (11) *Public or private school which offers general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping, except as may be provided for a caretaker or headmaster;*
- (12) *Tailor shop, alterations.*

CITY OF THE VILLAGE ZONING USE REGULATIONS

(13) *YMCA, or similar place of assembly provided that it has (1) direct and primary means of ingress and egress from Britton Road, Hefner Road, May Avenue, or Pennsylvania Avenue, and (2) has a minimum lot size of two (2) acres.*

(14) *Wind generation towers or structures.*

C) All other uses not listed herein are specifically excluded from the A-1 Single Family Residential District.