

310.05 Conditional Uses

1. Golf courses, provided clubhouses, maintenance facilities and parking areas are at least two hundred (200) feet from any adjacent property.
2. Structures associated with the drilling for or extraction of oil or natural gas, provided such structures are removed within six (6) months from abandonment of the well.
3. Expanded home occupations subject to the requirements of Section 415.02(B) of this Code
4. Child day-care center; Type A family day-care home, as an expanded home occupation.
5. Bed and breakfasts.
6. Telecommunications towers subject to the requirements of Section 420 of this code.
7. Small wind projects (less than 5mw) subject to the regulations in Section 425 of this Code.
8. Commercial boarding kennels and/or veterinary clinics, providing the following:
 - a. The use is secondary and incidental to the principal residential use of the property.
 - b. The applicant must submit a written statement showing the practices he/she will use to alleviate levels of noise that may be associated with such use.
 - c. Outdoor runs shall be screened from public view.
 - d. No dead animals shall be buried on the site.
 - e. Commercial boarding kennels or any building structure pertaining to kennels should be located no less than 100 feet from any property line on properties less than five (5) acres.
9. Parcels that are five (5) acres or more are considered agriculture.

310.06 Development Standards

A. Lot Area

For all parcels in the R-1, the lot area shall be not less than one-and-one-half (1-1/2) acre, or such size as determined by the Fairfield County Health Department for the provision of on-site water and sanitary systems, whichever is larger.