

(vi) Access drives shall be located not less than forty feet (40') from any residential zoning lot.

(vii) Buildings with staff resident facilities shall provide an additional five hundred (500) square feet of usable lot area for each site resident.

(viii) Voluntary HOSPITALS OR SANATORIUMS establishments may be erected to a greater height than permitted in Section 13-303.7, provided that the front, side and rear yards shall be increased one foot (1') for each foot by which such building exceeds the applicable height limitation.

(4) Planned Unit Development in accordance with the provisions of Article XI.

(5) Private residential piers and boathouses, in accordance with the provisions of Section 13-301.17.

(6) Stables (commercial, community and riding clubs), provided:

(i) No stable shall be located on a tract of land less than two (2) acres, and there shall be one (1) additional acre for each horse kept in excess of two (2) horses BUT LESS THAN SIXTEEN (16) HORSES. AN ADDITIONAL ONE-QUARTER ACRE SHALL BE REQUIRED FOR EACH HORSE OVER FIFTEEN (15).

(ii) No structure enclosing horses shall be located less than fifty feet (50') from any non-residential property, nor less than two hundred feet (200') from any residential property line.

(iii) Manure shall be stored not less than fifty feet (50') from any property line, and not less than one hundred feet (100') from any dwelling on adjacent property.

(7) Theatres, legitimate (only outdoor and/or sheltered, provided all such uses shall be temporary with no permanent improvements).
Section 13-303.2—Special Exceptions

Subject to the provisions of Article XI, the following special exceptions shall be permitted in RA—Agricultural Residential Districts:

- (1) Airports and airfields.
- (2) Animal hospitals.
- (3) Cemeteries.
- (4) Child care homes (more than six (6) children).
- (5) Heliport and helipad.
- (6) Home occupations.
- (7) HORSES AND PONIES ON ~~SUBDIVIDED~~ TWENTY THOUSAND (20,000) SQUARE FOOT LOTS.
- (8) Kennels.
- (9) Public utilities and uses ~~(except for essential services)~~.
- (10) Recreational camp grounds (commercial).
- (11) Recreational facilities (commercial).
- (12) Sand, gravel ~~or clay~~, CLAY OR BORROW pits.
- (13) Sanitary landfill.