

Sec. 65__ EL-1 Estate Lot Residential District Regulations.

The regulations set forth in this section, or set forth elsewhere in this chapter when referred to in this section, are the regulations of the EL-1 Estate Lot Residential District. The purpose of the EL-1 Estate Lot Residential District is to provide for low-density, large-lot single-family residential development that preserves open space, rural character, and natural features, and to serve as a transition between agricultural areas and more traditional suburban residential neighborhoods.

- (1) *Use regulations.* A building or premises shall be used only for the following purposes:
 - a. Detached single-family dwellings, limited to one (1) dwelling per lot.
 - b. Home occupations in accordance with Chapter 65, Article III.
 - c. Agricultural uses including only gardening, flower gardening, non-commercial greenhouses, and the raising and housing of farm animals in accordance with chapter 7, excluding marijuana cultivation facilities.
 - d. Accessory buildings and accessory uses, subject to the restrictions in section 65-20, customarily incidental to the above uses, including private garages, carports, sheds, pools, fences, and other accessory structures.
 - e. Shipping containers, used for non-occupancy short-term storage use, and only in compliance with section 65-20 (accessory structures).
 - f. Churches and similar places of worship, including religious Sunday school buildings.
 - g. Publicly owned or operated parks, playgrounds, community buildings, museums, libraries, or art galleries, similar uses of an institutional nature and municipal facilities, including police and fire stations.
 - h. Signs in accordance with section 65-21.
 - i. Temporary buildings for uses incidental to construction work, which shall be removed upon occupancy of the completed structure or completion or abandonment of the construction work, whichever occurs first.

- (2) *Parking regulations.* Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in section 65-22.

(3) *Height, area, and lot size regulations.* In addition to the specific requirements for the EL-1 Estate Lot Residential District, all height, area, and lot size regulations and exceptions set forth in section 65-19, as they apply to uses in the EL-1 Estate Lot Residential District, shall be observed.

a. *Height.* The maximum height of buildings permitted shall be as follows:

1. Single-family dwellings and all buildings other than churches and similar places of worship: thirty-five (35) feet and not over two and one-half (2½) stories above grade.
2. Churches and similar places of worship: seventy-five (75) feet for towers and steeples and not more than forty-five (45) feet for the principal building.

b. *Area.* No building or structure shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure, or enlargement:

1. Front yard. On each lot upon which a building is constructed, there shall be a front yard of not less than fifty (50) feet.
2. Side yard. On each lot upon which a dwelling is constructed, there shall be a side yard on each side of not less than twenty-five (25) feet. All buildings other than residential buildings and residential accessory buildings shall have a side yard of thirty (30) feet.
3. Rear yard. Every lot or parcel of land upon which a building is constructed shall have a rear yard of not less than fifty (50) feet.

c. *Lot size.* The minimum lot size permitted shall be as follows:

1. All buildings shall be on a lot having an area of not less than one and one-half (1.5) acres (65,340 sq. ft.) and a width at the front lot line of not less than two hundred (200) feet.

d. *Percentage of lot coverage.* All buildings, including accessory buildings, shall not cover more than twenty (20) percent of the area of the lot.