Ordinance Summary

Estate Lot Residential (EL-1) Zoning District

Purpose

The Estate Lot Residential (EL-1) Zoning District is intended to accommodate low-density, large-lot single-family residential development while preserving open space, rural character, and natural features. The district is designed to serve as a transition between rural or agricultural areas and more traditional suburban residential neighborhoods.

Key Characteristics

- **Minimum lot size:** One (1.5) acres
- **Density:** One (1) single-family dwelling per lot
- **Development pattern:** Spacious setbacks, limited infrastructure intensity, semi-rural character
- **Housing type:** Single-family detached homes only

Permitted Uses

- Single-family detached dwellings (one per lot)
- Home occupations, subject to City ordinances Chapter 65 Article III
- Accessory structures customarily incidental to residential use
- 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.
- Residential accessory structures including private garages, carports, sheds, pools, fences, and other accessory structures.
- Shipping containers, used for non-occupancy short-term storage use, and only in compliance with section 65-20 (accessory structures).
- Bed-and-breakfast establishments within a single-family dwelling
- Churches and similar places of worship, including religious Sunday school buildings; provided that such buildings shall be on a lot having an area of not less than one (1) acre and width at the front lot line of not less than one hundred fifty (150) feet.
- Signs in accordance with section 65-21.

Parking Regulations

- Off-street parking space shall be provided in accordance with the requirements for specific uses set forth in section 65-22.

Height, Area, and Lot Size Regulations

- **Minimum lot area:** 1.5 acres (65,340 sq. ft.)
- **Minimum lot width:** 200 feet
- **Maximum building height:**
  - Single-family 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.
  - 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.
- **Maximum lot coverage:** 20%
- **Minimum setbacks:**
  - Front: 50 feet
  - Side: 25 feet (each side)
  - Rear: 50 feet

Infrastructure & Development Standards

- Development shall be served by public water and sewer.
- Streets shall be constructed to city standards as approved.
- Sidewalks and streetlights are generally not required unless necessary for safety or connectivity.
- Stormwater may be managed through natural drainage methods, including swales and open systems.

Prohibited Uses

- Duplexes, townhouses, and multi-family dwellings
- Mobile homes and manufactured housing parks
- Commercial or industrial uses not expressly permitted
- Short-term rentals unless specifically authorized by City ordinance

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Planning & Policy Considerations

- The EL-1 District limits residential density to reduce long-term public infrastructure and maintenance costs.

- Large-lot development preserves community character and provides housing options for residents seeking privacy and open space.
- The district should be applied in accordance with the City’s Comprehensive Plan and subdivision regulations.

Applicability

The Estate Lot Residential (EL-1) District may be applied to properties meeting minimum acreage requirements and located in areas identified for low-density residential or transitional development.