Sec. 30-56. RE, Rural Estate Single-Family District.

(a) *Purpose.* This district is intended to promote and preserve estate single-family residential development, which is defined as being larger lot sizes with a minimum 1½ acres per lot.

(b) *Permitted principal uses.*

(1) Single-family detached dwelling with only one dwelling per lot.

(2) Hobby farms; with cattle and horses or other farm-related animals, allowed on a five-acre lot, with one allowed animal per every acre of grazing.

(3) Cluster subdivisions, as permitted in chapter 25.

(4) Public parks, playgrounds, and recreational facilities.

(5) Police and fire stations.

(6) Elementary and middle schools, or development centers for elementary and middle school age children with handicaps or development disabilities, on a minimum of five acres.

(7) Noncommercial, not-for-profit residential neighborhood facilities consisting of indoor and outdoor recreational facilities, offices operated by a neighborhood or community organization or a property owners association.

(8) Golf courses; this shall not include separate miniature golf courses, driving ranges and other similar activities operated as a business.

(c) *Permitted accessory uses.*

(1) Home day cares, with no more than four unrelated children in a 24-hour period, as permitted in section 30-111.

(2) Private garages, carports and accessory structures, as permitted in section 30-106.

(3) Guest house, as permitted in section 30-115.

(4) In home elderly care, with a maximum of three persons, as permitted in section 30-114.

(5) Home occupations, as permitted in section 30-108.

(6) Solar energy systems, as permitted in section 30-113.

(7) Short-term use of shipping containers for accessory uses, as permitted in section 30-105.

(d) *Special uses.*

(1) Home day cares, with five or more unrelated children in a 24-hour period, as permitted in section 30-111.

(2) Cemeteries, on a minimum of ten acres of land.

(3) Wind energy conversion systems, as permitted in section 30-113.

(4) Public utilities, except for buildings and accessory structures that are normal and customary in a zoning district which would allow other buildings of the same nature as a use-by-right.

(5) Short-term use of shipping containers for principal uses, as permitted in section 30-105.

(6) Long-term use of shipping containers for accessory uses, as permitted in section 30-105.

(e) *Parking requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in section 25-46. No parking, stopping, or standing of trucks or commercial motor vehicles licensed for a gross weight in excess of 24,000 pounds, except as provided in sections 26-147 and 26-298.

(f) *Height, area, bulk, and setback regulations.*

(1) Maximum height: 2½ stories not to exceed 35 feet.

(2) Minimum lot area: 1½ acre lots.

(3) Maximum density: One unit per 1½ acres. Higher densities may be approved with a cluster subdivision, as permitted in chapter 25.

(4) Minimum lot width: 200 feet.

(5) Minimum yard requirements:

a. Front yard: 50 feet.

b. Rear yard: 50 feet.

c. Side yard: 25 feet.

(Code 1990, § 30-321; Ord. No. 5012, art. 4, 10-2-2017)