

## **SINGLE-FAMILY ESTATE RESIDENTIAL DISTRICT**

### **Section XX. - Estate Residential.**

XX.1 General Purpose and Description. The single-family residential district is intended to provide for development of single-family detached dwelling units. Other uses, such as religious and educational facilities, and open spaces, will also be allowed to maintain a balanced, orderly, convenient and attractive residential area.

### **XX.2 Permitted Uses.**

1. Single-family detached dwellings
2. Greenhouses and gardens, limited to the propagation and cultivation of plants, provided no retail or wholesale business is conducted on the premises except as allowed as a home occupation
3. The keeping of dogs, cats, and other normal household pets, according to Ordinance 14-7 [chapter 2 of the Code of Ordinances].
4. Real estate sales offices during the development of residential subdivisions in which the office is located
5. Temporary buildings for uses incidental to construction work on the premises, which said building shall be removed upon completion or abandonment of construction work, by order of the Building Official
6. Accessory buildings as established in Section 18 of this Ordinance
7. Telephone exchange, provided no public business and no repair or outside storage facilities are maintained
8. Swimming pool (private)
9. A temporary bulletin board or sign appertaining to the lease, hire or sale of a building premise or acreage
10. Utilities (public or private)
11. Family Home
12. Community Home
13. Three (3) "garage sales" per twelve-month period. New or used property acquired or consigned solely for the purpose of resale shall not be displayed or offered for sale or trade. Garage sales shall be conducted only during daylight hours and shall be limited to the hours of 7:00 a.m. and 7:00 p.m.
14. Such uses as may be permitted under the provision of Specific Use Permits, [section 15].

### **XX.3 Height Regulations.**

- A. Maximum Height—Two and one-half (2-½) stories

### **XX.4 Lot Requirements:**

- A. Lot Area- Minimum 2 acres (87,120 square feet)
- B. Minimum Lot Width - Two hundred fifty feet (250')
- C. Minimum Lot Depth - Two hundred fifty feet (250')
- D. Size of Yards:
  1. Minimum Front Yard - Fifty feet (50')
  2. Minimum Side Yard - Ten percent (10%) of the lot width, twenty-five feet (25') from a street right-of-way for a corner lot.

3. Minimum Rear Yard - Fifty feet (50') for the main building and any accessory buildings; ten feet (10') from a main building to an accessory building.
4. Maximum Lot Coverage: Twenty-Five percent (25%) by main buildings and accessory buildings.
5. Minimum Floor Area per Dwelling Unit: One thousand-two hundred and fifty (1,250) square feet.

#### XX.5 Special Requirements.

- A. Dwelling must be built on-site in all Sections except Sections 2, 10B, 14, 15, 18, 23, and the area adjacent to Section 10A.
- B. Sewerage must be approved prior to installation in all Sections.
- C. No building materials may be stored on-site, except during actual construction activities.
- D. Only one residence per building site. Accessory buildings are permitted according to Section 17 [18] of this Ordinance.
- E. Fencing is permitted according to the provisions of Section 20 of this Ordinance.

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