

ESTATE RESIDENTIAL DISTRICT

Section XX. - Estate Residential.

XX.1 General Purpose and Description. The estate residential district is intended to provide for the primary development of single-family detached dwelling units and accessory structures.

XX.2 Primary Permitted Uses

1. Single-family detached dwellings
2. Primary Family Home

XX. 3 Accessory Uses

1. 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.
 2. Accessory Dwelling Unit (ADU), including but not limited to casita, cottage, carriage home.
 3. The keeping of dogs, cats, and other normal household pets, according to Ordinance 14-7 [chapter 2 of the Code of Ordinances].
 4. 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
 5. Accessory buildings as established in Section 18 of this Ordinance.
 6. Swimming pool (private)
 7. A temporary bulletin board or sign appertaining to the lease, hire or sale of a building premise or acreage.
 8. Utilities (public or private)
14. Such uses as may be permitted under the provision of Specific Use Permits, [section 15].

XX.3 Height Regulations.

- A. Primary: Maximum Height—Two and one-half (2-½) stories
- B. Accessory Building Maximum Height- Twenty feet (20') or height of primary home, whichever is taller.

XX.4 Lot Requirements:

- A. Lot Area- Minimum 2 acres (87,120 square feet)
- B. Minimum Lot Width - Two hundred (200')
- C. Minimum Lot Depth - Two hundred fifty feet (250')
- D. Size of Yards:
 1. Primary Use:
 - i. Minimum Front Yard - Fifty feet (50')
 - ii. Minimum Side Yard - Ten percent (10%) of the lot width, twenty-five feet (25') from a street right-of-way for a corner lot.
 - iii. Minimum Rear Yard - Fifty feet (50')
 - iv. Maximum Lot Coverage: Combined total twenty-five percent (25%) of main buildings and accessory buildings.

- v. Minimum Floor Area per Dwelling Unit: One thousand-two hundred and fifty (1,250) square feet.
- 2. Accessory uses:
 - i. Minimum Front Yard - Fifty feet (50') or front façade of primary home
 - ii. Minimum Side Yard – 10 feet, twenty feet (20') from a street right-of-way for a corner lot.
 - iii. Minimum Rear Yard - Ten feet (10')
 - iv. Maximum Lot Coverage: Combined total twenty-five percent (25%) of main buildings and accessory buildings.
 - v. Maximum area of one structure: 50% of primary structure or 4,000 square feet, whichever is smaller.

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. Fencing is permitted according to the provisions of Section 20 of this Ordinance.