

RE Rural Estate Residential District

A. INTENT

The intent of the Rural Estate (RE) District, is to provide appropriate homesites and a suitable environment for individuals, and families with children but in a more rural environment that may be interspersed with agricultural activities, including keeping of animals. In addition to these, the Rural Estate district is also intended to encourage clustering of homesites and creation of common open spaces to be enjoyed by the residents of these developments. This is made possible by providing lot size alternatives and greater opportunity for open space than is typically possible in R-1.

B. PRINCIPAL PERMITTED USES

- i. Single family dwellings §4.3
- ii. Family day care homes
- iii. State-licensed residential facilities
- iv. Public and private schools
- v. Publicly owned and operated parks, parkways and recreational facilities
- vi. The raising of small animals for a school project, 4 H project, or similar educational program §4.6
- vii.
- viii. Accessory buildings and uses customarily incidental to the above permitted uses §5.1
- ix. Private residential ponds accessory to single family dwellings §4.4
- x. Uses which, in the opinion of the Planning Commission after making findings of fact, are similar to the above principal permitted uses.
- iv. Golf courses, not including driving ranges or miniature golf courses §4.16
- v. Group day care homes §4.17
- vi. Nursery schools, child care centers, and group day care facilities §4.24
- vii. Private recreation areas, not including campgrounds or motorized on or off-road vehicles §4.30
- viii. Utility and public service buildings §4.28
- ix. Uses similar to the above special land uses and compatible with the principal permitted uses listed above §4.32
- x. Limited soil removal permit §4.57
- xi. Home occupation §4.18

C. PERMITTED USES SUBJECT TO ADMINISTRATIVE APPROVAL §4.59

- i. Keeping of large animals and small animals §4.5
- ii. Wind energy conversion systems §4.9

D. SPECIAL LAND USES

- i. Cemeteries §4.11
- ii. Churches, public libraries, public buildings excluding public works garages and storage yards §4.29
- iii. Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical, or religious education §4.12

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E. Development Standards

Lot Size

Minimum Lot Area:

Without Animals: 2.5 Acres

With Animals: 5.0 Acres

Minimum Lot Width:

Without Animals: 165 ft

With Animals: 300 ft

Lot Coverage ⁽¹⁾

Maximum lot coverage: 35%

Principal Building Setbacks ⁽¹⁾

Minimum front yard setback: 50 ft

Minimum rear yard setback: 30 ft

Minimum side yard setback: 15 ft

Building Height ⁽¹⁾

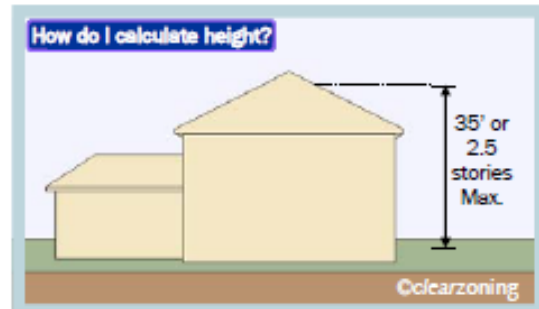
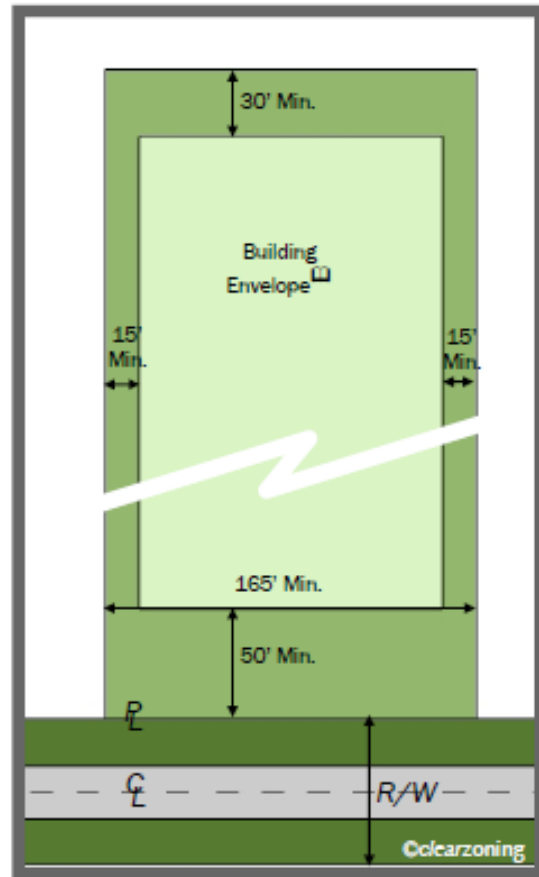
Maximum building height: 35 ft or 2.5 stories, whichever is less

Floor Area ⁽¹⁾

Minimum floor area per one-family dwelling: 1,600 sq. ft.

NOTES

- For additions to the above requirements, refer to Section 3.4.2 Notes to District Standards: A, C, O, P
- See *Selected References* below for applicability
- A maximum lot width/depth ratio of 1:4 is required for parcels less than 40 acres



The above drawings are not to scale.

SELECTED REFERENCES

3. Zoning Districts

- Subdivision Open Space Plan §3.5
- Open Space Preservation Option §3.6
- General Exceptions §3.9

4. Use Standards

- Wind Energy Conversion Systems §4.9

5. Site Standards

- Accessory Buildings §5.1
- Parking §5.2
- Loading/Unloading §5.4
- Landscaping and Screening §5.7
- Lighting §5.9
- Performance Standards §5.6
- Signs §5.8
- Screen Walls and Fences §5.11
- Residential Entrancesways §5.13
- Frontage §5.14

6. Development Procedures

- Site Plan Review §6.1
- Special Land Uses §6.2
- Condominium Subdivision Approval §6.3

Other Ordinances

- Public and Private Road Ordinance
- Subdivision Regulations Ordinance
- Land Division Ordinance