

5.21. - E Estates Zone.

5.21.01. *General description.* This zone is for residential areas at very low population densities and for other uses compatible with the residential environment. These areas are intended to be defined and protected from encroachment of uses not compatible with residences.

5.21.02. *Uses permitted.*

- A. Houses and duplexes.
- B. Accessory buildings.
- C. Churches, schools, libraries, and museums.
- D. Garage apartments.
- E. Gardening and horticulture.
- F. Public golf courses, public parks and playgrounds; swimming pools, and other associated recreational facilities, none of which shall be used for commercial purposes.
- G. Mobile homes.
- H. Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and sanitary districts in the performance of services in which they are authorized to engage.
- I. Home occupation subject to section 4.90, "Home occupations."
- J. Uses customarily incidental to any of the above uses, including parking of not more than two (2) commercial vehicles and/or trailers used by the residents in their home occupation.
- K. Farming, including all types of agriculture and horticulture, but not on commercial basis.
- L. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- M. Yard sales and rummage sales.
- N. Wireless communications facilities, subject to the provisions of article 4, section 4.92.

5.21.03. *Uses permitted on review.*

- A. Private golf courses, swimming clubs, country clubs, and tennis clubs.
- B. Rural retreats, subject to standards of section 4.104.

C. Public Safety Facilities, subject to the standards of section 4.107.

5.21.04. *Height*. No main building shall exceed three (3) stories or thirty-five (35) feet in height. Accessory buildings shall not exceed eighteen (18) feet in height; provided, however, the eighteen (18) feet height limitation may be exceeded to conform the pitch of the accessory building roof to the pitch of the roof of the principal use. In no case shall the bottom chord of the roof truss or the bottom of the ceiling joist of an accessory building exceed eighteen (18) feet in height.

5.21.05. *Lot area*. The minimum requirements shall be two (2) acres for either a house or a duplex and no building or buildings shall occupy more than thirty (30) percent of its lot area.

5.21.06. *Lot width*. No lot shall be less than two hundred (200) feet wide at the front building line.

5.21.07. *Setback*. No building shall be located closer than fifty (50) feet to the road line.

5.21.08. *Side yards*. There shall be side yard on each side of every building, the minimum width of which shall be ten (10) feet and the least sum of the widths of both side yards shall be twenty-five (25) feet; and no accessory building shall be located within or so as to project into either side yard.

5.21.09. *Rear yard*. There shall be a rear yard on every lot, which rear yard shall have a minimum depth of fifty (50) feet; and no accessory building shall be located closer to any rear lot line than five (5) feet.

5.21.10. *Off-street parking*. As regulated in section 3.50, "Off-street parking requirements" of these regulations.

(Ord. No. O-96-5-102, § 1, 6-21-96; Ord. No. O-97-7-101, § 1, 8-25-97; Ord. No. O-98-12-101, § 1(Exh. A), 1-25-99; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-06-7-101, § 1(Exh. A), 8-28-06; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-17-8-101, § 1(Exh. A), 9-25-17; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19)