

Section 10 R-E RESIDENTIAL ESTATE DISTRICT.

(a) *Purpose and Intent.* This district is intended primarily for large estate size lots with single family homes buffered from other incompatible uses. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the estate character of the district. This district shall allow the ownership of horses without a conditional use permit, provided that each horse shall have a minimum of one acre of land per horse.

(b) *Schedule of Permitted and Conditional Uses.*

PERMITTED USES

Animal Farms for Show Breeding,
Raising & Training
Fire Station
Golf Course
Group Homes for Developmentally Disabled
Public Park
Reservoir, Wet or Dry Detention
School, Private or Special Ed.
Utility Facilities
Water Treatment/Storage Facility
Watershed Conservation or Flood Control

CONDITIONAL USES

Church
Club or Lodge w/ or w/o Alcohol
Country Club w/ Alcohol
Real Estate Sales Office
School, Public or Denominational

(c) *Bulk and Open Space Requirements*

Maximum structure height

1. When side yards are less than fifteen (15) feet in width: Thirty-five (35) feet or two and one-half (2 ½) stories above the finished grade.
2. When side yards are fifteen (15) feet in width or greater: Forty-five (45) feet or three stories above the finished grade.
3. Accessory Structures: Twenty-four (24) feet, except storage buildings which shall not exceed ten (10) feet.

Minimum yard requirements

1. Front yard: Fifty (50) feet.
2. Interior side yard: Twenty (20) feet
3. Exterior side yard: Fifty (50) feet.
4. Rear yard: Fifty (50) feet.

(d) *Density and Lot Size Requirements*

- A. Minimum lot area: Forty-three Thousand Five Hundred Sixty (43,560) Square Feet.
- B. Minimum lot width: One Hundred Fifty (150) feet.
- C. Minimum lot depth: One Hundred fifty (150) feet.
- D. Maximum building coverage: Thirty (30) percent.
- E. Minimum open space: Not less than forty (40) percent of the total lot area shall be devoted to open space. Open space shall not include areas covered by building, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.
- F. Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of storm water shall not exceed seventy (70) percent of the total lot area.

(e) *Off Street Parking*

RESIDENTIAL

Single Family Dwelling	2 spaces per dwelling unit
Rooming Houses, Dormitories, Fraternities, Sororities (and similar uses and establishments)	1 space per sleeping accommodation

OFFICE AND INSTITUTIONAL USES

Nursing or Convalescent Homes	1 space for each bed
Church Sanctuary	1 parking space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided however, that churches may establish joint parking facilities not to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand.
Lodge Halls, Clubs	1 space per 200 sq. ft. of net floor area
Day Nursery or Child Care Center	1 space per 500 sq. ft. of net floor area and one (1) space per employee. Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary (grades 1-6)	1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site
Junior High School (grades 7-9)	4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site
Senior High School (grades 10-12)	1 space for every five (5) full-time students plus 1.5 spaces per classroom
Real Estate Sales Office	1 space per two hundred fifty (250) square feet of net floor area up to ten thousand (10,000) square feet.

(f) *Permitted Signs*

- A. Name plate – one (1) per public street entrance not to exceed 4 square feet in area.
- B. Church Bulletin Board – 1 per public street entrance not to exceed 12 square feet and 6 feet in height.
- C. Temporary Real Estate – 1 per lot or 1 per each 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.
- D. Public Property – 1 per public street entrance not to exceed 12 square feet in area and 6 feet in height.