

# Residential Estate District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

## Accessory Uses

- Accessory community center – private (SUP)
- Accessory dwelling unit
- Accessory game court – private (SUP)
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Home occupation
- Occasional sales – garage sales
- Private stables
- Solar Collectors
- Swimming pool - private
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

## Agricultural Uses

- Community garden
- Commercial stable (SUP)
- Crop production (L)

## Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Mining (SUP)
- Well sites or production sites

## Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church (SUP)
- Day care facility (SUP)
- Group homes
- Limited fundraising events (L)
- Schools, public and private (SUP)

## Lodging Uses – None allowed

## Office Uses – None allowed

## Recreation Uses

- Community park, recreation center or golf course (SUP)
- Country club with private membership
- Neighborhood park or playground
- Private recreation center, club or area (SUP)

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

## Residential Uses

- Single-family dwellings

## Retail and Personal Service Uses – None allowed

## Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary grazing (TUP)
- Temporary living quarters (TUP)

## Transportation Uses

- Transit passenger shelter (SUP)

## Utility and Public Service Uses

- Electric substation and gas regulator station (SUP)
- Library (SUP)
- Local utilities
- Police and fire stations (SUP)
- Post office (SUP)
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

## Wholesale, Distribution and Storage Uses

- Recycling collection center (L)

## Wireless Telecommunication Uses

- Public safety telecommunication facility (SUP)

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District
	RESIDENTIAL ESTATE
<i>Minimum Lot Size</i>	a) 1.0 acre for residential use when served by city water & sewer, or city water & septic, or well water & city sewer.
	b) 2.5 acres for residential use when served by well water & septic.
	c) A larger minimum lot size may be required for lots within 300 feet of existing residential development.
	d) A lot size larger than these minimums may be required as a condition of approval of a subdivision plat for lots within 300 feet of existing residential development, if:
	1. A larger lot size is necessary to ensure the compatibility between the proposed development and existing residential development; and
	2. Use of a larger lot size would not adversely affect the use of property in the proposed development, neighboring properties, or adjacent thoroughfares.

*Building Setbacks:* Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

	<i>Minimum Permitted</i>	<i>Maximum Required</i>
Front	20 feet	50 feet
Side	15 feet	100 feet
Rear	15 feet	100 feet

<i>Maximum Lot Coverage</i>	a) 20% for all residential structures;
	b) 25% for all nonresidential structures;
	c) 35% for all structures combined.
<i>Maximum Dwelling Unit Density</i>	a) 1 unit per acre; and
	b) 1 unit per lot.
<i>Floor Area</i>	a) No maximum floor area ratio;
	b) Minimum floor area for a residential structure is 1,500 square feet.
<i>Maximum Building Height</i>	a) 35 feet for main buildings;
	b) 30 feet for other permitted structures.
<i>Additional Requirements</i>	None.
	(Code 1975, § 58-2.112; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 9—11, 8-9-93; Ord. No. 3165, § 1, 4-12-11)