

CHAPTER VI
ZONING DISTRICTS

SECTION 5 ESTATE RESIDENTIAL AONE E. R.

A. DESCRIPTION OF DISTRICT

1. This district provides for estates and country homes which emphasize the scenic and recreational value of the area.

B. PERMITTED USES

1. All uses permitted in Residential Zone District R-1.
2. Other uses deemed by the Planning Commission to be in character with the zone.

C. LOT AREA

1. No principal structure may be erected or structurally altered on a lot or parcel containing less than fifteen thousand (15,000) square feet.

D. LOT COVERAGE

1. Non-residential uses shall not cover more than fifteen (15) percent of the lot area.

E. YARD REQUIREMENTS

1. Front yard minimum setback: Forty (40) feet from right-of-way/property line.
2. Side yard minimum setback:
 - a. Fifteen (15) feet from each property line.
 - b. Corner lots a minimum of thirty-five (35) feet from street side property line.
3. Rear yard minimum setback: Forty (40) feet from property line.

F. MINIMUM LOT WIDTH

1. One hundred (100) feet at front yard building line.

G. MAXIMUM HEIGHT

1. Not to exceed thirty-six (36) feet. See “building height” definition page 7.

H. PARKING

1. Each unit shall provide a minimum of two (2) on-lot parking spaces.