

## ARTICLE 5

### RESIDENTIAL ESTATE DISTRICT (RE)

#### Sec. 5-1. PURPOSE

The intent of this district is to provide for low-density, semi-rural, single family development together with such public and semi-public buildings and facilities and accessory structures as may be desirable and are compatible with such development as well as surrounding development. The provisions of this district are designed so that such developments would serve as a transition from a more intensely developed urban area and a rural or agriculture area; so that such developments would enhance and preserve areas of similar character; so that such development would occur where the natural physical characteristics of an area are such that a more intense development would do irreparable damage to a given site or the larger community; and so that the required community facilities, such as street design and construction, be of a character suitable to the semi-rural nature of the intended development. The permitted uses listed in the following section shall be in accordance with the intent and purpose of this district.

#### Sec. 5-2. PERMITTED USES.

1. Uses permitted by right:
  - a. Single family, detached dwellings;
  - b. Leasing and renting of rooms; however, the number of tenants in each dwelling shall not exceed two (2);

- c. Public schools or private schools offering curricula comparable to that of the public schools;
- d. Public recreational buildings and facilities;
- e. Agricultural pursuits, and structures incidental thereto, including livestock, poultry and poultry products, field crops, truck crops, citrus groves, and horticultural specialties, but excluding commercial related agricultural ventures;
- f. Retail roadside sales of agricultural products and commodities which are raised on the premises shall be permitted only from conforming or temporary structures on private property. Such temporary structures may be permitted within the required front yard.

2. Accessory structures:

Garages, carports, storage rooms, swimming pools, and other structures which are customarily incidental to the principal structure.

3. Uses permitted by special exception:

- a. Governmental buildings and services;
- b. Semi-public recreational facilities and buildings;
- c. Golf Courses;
- d. Public and private utilities, excluding sanitary land fill, incinerator, refuse and trash dump (See Section 14-12);

- d. Radio and television towers, but not including studios or stations;
- f. Churches and other houses of worship (See Section 14-5);
- g. Cemeteries, mausoleums, crematories (See Section 14-3).

Sec. 5-3. DIMENSIONAL REQUIREMENTS.

All principal and accessory structures shall be located and constructed in accordance with Section 5-4 where it applies, as well as the following requirements.

1. Residential uses:

- a. Minimum lot area 3 acres
- b. Minimum lot width at property line 150 feet
- c. Minimum yard setbacks:
  - 1) Front 50 feet
  - 2) Side, each 50 feet
  - 3) Rear 50 feet
- d. Maximum building height for principal structures except church spires & silos 35 feet
- e. Maximum percent of lot coverage 20%

2. Accessory structures:

- a. No accessory structure, excluding fences or walls, shall be closer to any side or rear property line than three (3) feet as measured from the overhang of the accessory structure;

- b. An accessory structure shall not exceed two (2) stories or twenty-five (25) feet in height.

Sec. 5-4. SPECIAL REGULATIONS.

In addition to Section 5-3, Dimensional Requirements, the following regulations shall apply where required:

1. Access (See Section 15-2);
2. Home occupations (See Section 15-7).
3. Nonconformities (See Section 15-10);
4. Off-street parking and loading facilities (See Section 15-11);