

SECTION 10  
"RE" SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT

10.1 PURPOSE AND INTENT - The purpose and intent of the "RE" Single Family Residential Estate District is to provide for compatible land, building and structure uses primarily oriented to low density residential estate purposes, select agricultural uses, open space uses, and select community facility uses. The district further may serve as a transitional element between limited residential development and intense agricultural activities and higher density urbanized areas of the City. Low density detached single family residential dwellings and estate development, along with the aforescribed uses, comprise the principal elements of the district.

10.2 PERMITTED USES

a. Agricultural Uses

1. Horticultural activities such as nurseries for the growing of trees, plants, flowers, and items of a similar nature and character for which retail or wholesale sales are not conducted on the premises.
2. Agricultural uses whose products are grown primarily for on-premises consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.

b. Residential Uses

1. Single family detached dwellings housing the owner or operator of the agricultural use upon which said dwelling is situated or to be situated, provided:
  - (a) The site area allocated to said residential dwelling use shall be not less than one (1) acre; and
  - (b) The entire tract of land upon which said dwelling is situated or to be situated, including the principal single family dwelling described in the preceding paragraph b.1.(a) is in single ownership and comprises a contiguous area of not less than five (5) acres; and
  - (c) The minimum lot (site) width devoted to said dwelling shall be not less than three hundred (300) feet.

c. Community Facility Uses

1. Public, semi-public and private parks;
2. Recreation and open space including playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
3. Private boat docks, swimming pools and game courts;
4. City hall, fire and police stations and other municipal uses; and
5. Other uses of a similar nature and character.

10.3 ACCESSORY USES - In addition to those accessory uses specifically authorized in Section 34 of this ordinance, any use may be established as an accessory use to a permitted use when it complies with the conditions for an accessory use as defined in this ordinance.

10.4 SPECIFIC USE PERMITS - Specific use permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 45 of this ordinance, subject to full and complete compliance with any and all conditions required in Section 45, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-C.)

10.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable:

- a. Height: No building or structure shall exceed two and one-half (2 1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than forty (40) feet.
- c. Side Yard: There shall be a side yard of not less than twenty-five (25) feet.
- d. Rear Yard: There shall be a rear yard of not less than forty (40) feet.
- e. Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding thirty percent (30%) of the lot area, except the sum total of accessory buildings shall not exceed five percent (5%) of the lot area. (As amended by Ordinance No. 480-C.)
- f. Lot Area: The minimum area of a lot shall be two hundred seventeen thousand eight hundred (217,800) square feet.

- g. Lot Dimensions: Each lot shall have a minimum width of three hundred (300) feet and a minimum depth of three hundred (300) feet.
- h. Floor Area: The main residence shall contain a minimum of two thousand (2,000) square feet of floor area.
- i. Maximum Residential Density: The maximum number of dwelling units per acre shall be 0.20.

10.6 SPECIAL EXCEPTION USES - Special exception uses may be approved by the Board of Adjustment as specifically authorized in Section 44 of this ordinance subject to full and complete compliance with any and all conditions required in Section 44, together with any other conditions as the Board of Adjustment may impose. Any use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-D.)