

DIVISION 3. ZONE DISTRICT REGULATIONS FOR THE RE -RESIDENTIAL ESTATE DISTRICT.**Section 14-35. Uses permitted by right.**

- (1) Single family dwelling units.
- (2) Home occupations.
- (3) Domestic animals, provided such animals are household pets and kennels are not maintained.
- (4) Farm animals, provided such animals are kept on a parcel of land not less than one (1) acre in area.
- (5) Fences, hedges and walls, provided they are located where they will not obstruct motorists' vision at street intersections.
- (6) Accessory buildings and uses customarily incident to the uses permitted in this district.

Section 14-36. Conditional uses.

- (1) The following conditional uses may be permitted within the Residential Estate District:
 - (a) Electric substations and gas regulator stations.
 - (b) Fire stations, police stations and telephone exchanges.
 - (c) Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.
 - (d) Churches and schools or other public or semi-public uses.
- (2) For each instance, the Commission shall be provided with site development plans showing the proposed development or use and its relationship to adjacent properties. The site development shall show existing contours of the site at two foot (2') intervals, the location of improvements on the site, the height and bulk of structures proposed, description and placement of screening or screen planting, availability of utilities if applicable, a statement of the time sequence of development and environmental impact on properties in the immediate vicinity.
- (3) The Commission may in addition, prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, set-backs or required open space, or other such conditions which may be deemed necessary by the Commission.

Section 14-37. Building height limit.

Except as provided in Section 14-101, the height regulations are as follows:

No dwelling or other structure shall exceed two and one-half (2 ½) stories or twenty-five feet (25') in height.

Section 14-38. Area regulations.

Except as provided in Section 14-101, the area regulations are as follows:

- (1) Minimum floor area: Eight hundred (800) square feet per dwelling unit.
- (2) Minimum lot area:
 - (a) Fifteen thousand (15,000) square feet per dwelling unit.
 - (b) For all conditional uses, fifteen thousand (15,000) square feet unless otherwise specified by the Planning, Zoning and Variance Commission.
- (3) Minimum lot frontage: Seventy five feet (75').
- (4) Minimum front yard: Measured from the front property line, there shall be a front yard of not less than twenty-five feet (25') feet for all principal structures, unless otherwise specified by the Commission.
- (5) Minimum rear yard: Measured from the rear property line, every principal or accessory building shall have a rear yard of not less than ten feet(10').
- (6) Minimum side yard: Measured from the side property lines, there shall be side yards of not less than ten feet (10') on each side of the lot.