

Sec. 70-326. - Purpose.

The RE district is comprised of rural estate residential type of development. Complete urbanization of these areas is not intended as the development of them is primarily of the home/garden residential type and a rural atmosphere is maintained. This district shall include those areas indicated on the zoning atlas maps as RE.

( Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-327. - Permitted uses.

The following uses may be permitted:

- (1) Single-family dwellings and their customary accessory uses.
- (2) Agricultural activities, including the boarding of horses provided the three animals per acre limit is not exceeded; and the sale of products raised or produced on the premises.
- (3) Home occupations (see article X).
- (4) Accessory dwelling unit (see article X).

( Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-328. - Special exceptions.

Pursuant to the provisions of article III, the following uses may be permitted:

- (1) Day care center (see article X).
- (2) Group living homes, category B. The maximum number of beds shall be three beds times the permitted density.
- (3) Religious facilities/institutions.

( Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-329. - Conditional uses.

Pursuant to the provisions of article IV, the following conditional uses may be permitted:

- (1) Utility substations.
- (2) Government buildings and public uses (subject to applicable thresholds pursuant to the comprehensive plan).

( Ord. No. 09-2015, § 2(Exh. A), 5-12-15)

Sec. 70-330. - Property development regulations.

- (a) *Maximum height.* No structure in the RE district shall exceed 45 feet except, as otherwise provided in article IX.

- (b) *Minimum building site area requirements.* The minimum building site area requirements are as follows (see chapter 50 for lots or parcels of substandard dimensions):
- (1) Area: one acre.
  - (2) Width: 125 feet.
  - (3) Depth: 125 feet.
- (c) *Maximum building coverage.* The maximum area of the lot or parcel which may be covered by vertical structures shall not exceed 50 percent. The impervious surface ratio shall not exceed 0.60.
- (d) *Setback requirements.* The following minimum setbacks shall be required except as otherwise provided in article IX:
- (1) Front: 25 feet.
  - (2) Side: 15 feet.
  - (3) Rear: 20 feet.
- (e) *Maximum density.* The density of the RE district shall not exceed one dwelling unit on each 43,560 square feet of land area or the density permitted by the comprehensive land use plan, whichever is less.
- (f) All uses considered nonresidential approved under this section shall not exceed floor area ratio of 0.30.

( Ord. No. 09-2015, § 2(Exh. A), 5-12-15)