

Sec. 4.2.6. - Requirements for all residential classifications.

- A. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks), and other general requirements specified for these zoning classifications.
- B. These zoning classifications may apply for sites subject to the density exceptions provisions in Sec. 4.3.2.
- C. General Requirements for all residential classifications:
- (1) Lot orientation. In residential zoning classification R-1, R-2, R-3, and R-4 a single-family residential dwelling, irrespective of construction method shall be situated on the lot so that the external wall which, by design, is intended to be the front, generally faces a street adjoining the lot.
 - (a) This requirement shall not apply in either of the following situations:
 1. The dwelling is located on a "flag" lot; or
 2. The dwelling is setback at least 100 feet from the street right-of-way on an interior lot.
 - (b) Alternatively, relief to this requirement is subject to the following conditions:
 1. Any dwelling which cannot practically be located on the subject lot in any other manner; and,
 2. The dwelling shall have sufficient architectural treatment so that the end wall does not appear to be an end wall, including at a minimum an entry feature consisting of a porch and an entry door. All construction of the entry feature must meet the applicable construction codes for the dwelling unit type.
 - (2) Movable awnings, may not project over three feet into a required setback.
 - (3) No structure may be erected, placed upon, or extend over any easement unless approved in writing by the person or entity holding said easement.
 - (4) All setbacks shall be measured from the foundation or wall if no foundation is present; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two feet into the setback.
 - (5) See Environmentally Sensitive Overlay Zone (ESOZ) in Article 5 for alternative lot and building standards for properties within that zone.
 - (6) Residentially zoned parcels located on a waterbody that is not listed in Table 5.2.1 (ESOZ) of this code, Sec. 5.2.2.A. may declare the lakeside as the front yard in determining the placement of accessory structures, provided all setbacks are observed.
 - (7) Private building for housing dogs, cats or similar small domesticated pets.
 - (8) Accessory structures shall be located in the rear or side yard provided required setbacks are observed
 - (9) Accessory use aircraft hangars in approved fly-in communities shall be permitted and include a maximum height of 30 feet.
 - (10) Outdoor ground and building lights shall not cast direct light on adjacent properties.
- D. Requirements for keeping chickens in residential zoning classifications:

- (1) Chicken shall mean a female of *Gallus domesticus* or a hen. Chicken shall not include the following:
 - (a) Any male chicken or rooster.
 - (b) Any duck, goose, turkey, peafowl, guinea fowl or other poultry or fowl.
 - (2) Number of chickens may not exceed six.
 - (3) Roosters are prohibited.
 - (4) Duplex, townhome, multi-family and similar units are prohibited from keeping chickens.
 - (5) Hens must be contained within a covered and fully enclosed chicken coop from dusk to dawn and inside a coop and/or a fenced pen area the remainder of the time. The coop and fenced pen area must be located in the side or rear lot behind the principal structure.
 - (6) It shall be unlawful for any person to allow hens to run at large upon the streets, alleys, public or private rights-of-way or other public places, or upon the property of any other person.
 - (7) The coop and fenced pen area shall be setback 20 feet, based on the closest portion of the coop or fenced pen area, from any adjacent residential principal structure or accessory that contains a residential unit.
 - (8) The coop and fenced pen area shall comply with all other zoning classification setback requirements.
 - (9) The coop and pen area must be kept in a clean sanitary manner, free of insects and rodents, offensive odors, excessive noise, or any other condition, which could potentially cause a nuisance (i.e. the coop should be cleaned frequently).
 - (10) Stored feed must be secured in metal containers to prevent mice and other pests.
 - (11) No routine slaughtering of the hens is allowed on the subject site.
 - (12) Hens are to be kept for personal use of the residents of the site and no on-site retail sale of eggs, manure or hens shall occur.
- E. Zoning lot and building standards shall conform to the standards outlined for each residential classification within the sections that follow.
- F. **General requirements in RR-1 Zoning, RE Zoning and in any zoning classification permitted by special use:** For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 square feet for the first horse and 6,000 square feet for each additional horse. The total number of horses shall not exceed four per acre, except foals, which may be kept until weaned.
- G. Pigeon lofts meeting the requirements of Sec. 4.3.20, on lots one acre or larger except in MH and PMH classifications.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

Sec. 4.2.8. - Residential Estate (R-E) classification.

- A. Intent of classification. The Residential Estate classification provides for low-density urban residential development with large lot home sites and certain agricultural uses, which are compatible with residential development.

B. Permitted Uses:

Single-family dwelling

Manufactured buildings (DCA approved residential units)

Church, Places of Worship

Community or personal use garden

Community residential home with six or less residents

Horses or cattle for personal use. (See special lot area and number requirements in Sec. 4.2.6.F)

Museum

Private greenhouse or non-commercial (no retail sales) conservatory for plants or flowers

Public or private golf course or tennis facility, which may include a country club or clubhouse

Public Park, playground or other public recreational use

Single-family, guest cottage, apartment. Refer to Section 4.3.18

C. Special Uses (requiring permit)

Accessory Uses on non-contiguous vacant lot

Art gallery

Cemetery, crematory, mausoleum

Community residential home with seven or more residents

Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)

Library

Manufactured Homes

Parking of commercial vehicles, see Sec. 4.3.21

Plant nursery, wholesale

Pot-bellied pigs as pets

Private clubs and community centers

Professional office

Public lodging establishments including resort condominium, non-transient apartment, transient apartment, rooming house, bed and breakfast inn, or resort dwelling

Recreation building

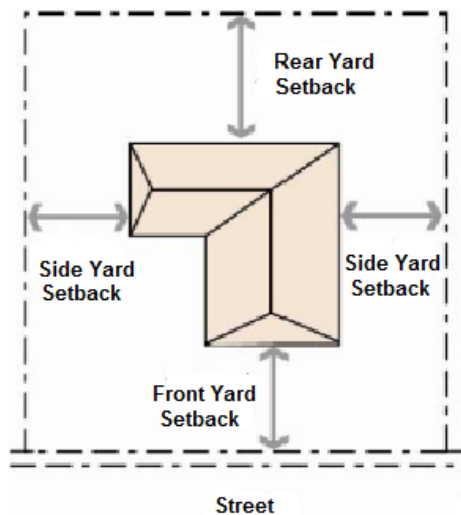
School, accredited, public, private, parochial

Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)

Water wellfields

D. Development Standards:



One dwelling unit per acre, and subject to the density exception provisions in [Section 4.3.2](#)

Minimum Lot Area: 32,670 square feet

Minimum Lot Width: 150 feet

Maximum Building Height: 40 feet

Maximum Floor Ratio: None

E. Setbacks:

Minimum Front Setback: 25 feet

Minimum Rear Setback: 25 feet

Minimum Side Setback: 25 feet

F. Accessory Structures:

- (1) All accessory structures require a minimum of 25 feet rear and side yard setback.
- (2) For properties 1 acre or less, accessory structures require a minimum 8 feet rear and side yard setback (see placement requirements in Sec. 4.2.6.C.(8))

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)