

SECTION 14 SF-CE - SINGLE FAMILY RESIDENTIAL DISTRICT - COUNTRY ESTATE

14.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-CE, Single Family Residential District - Country Estate is intended to provide for development of primarily single family detached dwelling units on lots of not less than forty three thousand five hundred sixty (43,560) square feet.

14.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Single-family detached dwellings
3. Municipally-owned facilities and uses (no open storage or repair)
4. Real estate sales offices during the development of residential subdivisions in which the office is located until ninety-five percent (95%) of the building permits of the platted lots in the subdivision are issued.
5. Temporary field or construction office for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the building official. Specific time allowed and location shall be specified by the Building Official.
6. Accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business except as provided herein:
 - a. The term accessory use shall include customary home occupations as herein defined.
 - b. Accessory buildings, including a private garage, shall not occupy more than fifty percent (50%) of the minimum required rear yard. When the accessory building is directly attached to the main building, it shall be considered an integral part of the main building. See Section 40 for additional accessory use requirements.
 - c. A detached private garage used in conjunction with the main building
 - d. One antenna (amateur or CB radio) and one microwave reflector (satellite dish) antenna, but not located in the front yard.
 - e. Detached garages and living quarters above a detached garage, or other accessory buildings such as barns, sheds, and other structures are permitted. Detached servants quarters without a garage shall be permitted by SUP. No such accessory building or quarters shall be used or occupied as a place of abode or dwelling by anyone other than a bona fide servant or farm employee actually and regularly employed by the land owner or occupant of the main building or is a guest or family member. The structure shall in any case not be leased or sold.
 - f. Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.
7. Swimming Pool (private)
8. Utilities (public)
9. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35.

14.3 HEIGHT REGULATIONS:

A. Maximum Height:

1. Two and one-half (2½) stories for the main building and detached garages with living quarters.
2. One (1) story for accessory buildings without garages.
3. Other (see Section 43)

14.4 **AREA REGULATIONS:**

A. **Size of Lots:**

1. **Minimum Lot Area** - Forty three thousand five hundred sixty (43,560) square feet
2. **Minimum Lot Width** - One hundred feet (100')
3. **Minimum Lot Depth** - One hundred fifty feet (150')

B. **Size of Yards:**

1. **Minimum Front Yard** - Forty feet (40')
2. **Minimum Side Yard** - Ten percent (10%) of the lot width but need not exceed fifteen feet (15') required; twenty feet (20') from a street right-of-way
3. **Minimum Rear Yard** - Twenty feet (20') from a garage or carport to an alley; fifteen feet (15') to a main building

C. **Maximum Lot Coverage:** Forty percent (40%) by main and accessory buildings

D. **Parking Regulations**

1. **Single Family Dwelling Unit** - A minimum of two (2) enclosed spaces behind the front building line on the same lot as the main structure
2. **Other** - (See Section 38, Off-Street Parking and Loading Requirements)

E. **Minimum Dwelling Unit Area** - One Thousand Seven Hundred and Fifty (1,750) square feet

14.5 **SPECIAL REQUIREMENTS:**

- A. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling purposes.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on three or more acres.
- C. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.).
- D. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty five feet (25') from the exterior face of the garage or carport to the side property line for maneuvering.
- E. **Other Regulations** - As established in the Development Standards, Sections 37 through 45.