

Sec. 18-187. Residential Estate District.

(a) Purpose. There exist in the City areas where the Comprehensive Plan calls for the establishment or preservation of semirural, very low density residential development. The Residential Estate District is necessary to provide many of the amenities of a rural environment where large lots are desirable or necessary because of environmental conditions or indigenous development.

(b) Main uses permitted.

(1) Agricultural uses.

Commercial stable (SUP).

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church (SUP).

Day care facility (SUP).

Group home.

Schools, public and private.

(4) Lodging uses. None permitted.

(5) Office uses. None permitted.

(6) Recreation uses.

Community park, recreation center, or golf course (SUP).

Country club (SUP).

Neighborhood park or playground.

Private recreation center, club, or area (SUP).

(7) Residential uses.

Single-family dwellings.

(8) Retail and personal service uses. None permitted.

(9) Temporary uses.

Christmas tree lots (TUP).

Seasonal sales stand (TUP).

Temporary batch plant (TUP).

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

Temporary living quarters (TUP).

(10) Transportation uses.

Transit passenger shelter (SUP).

(11) Utility and public service uses.

Electric substation and gas regulator station (SUP).

Library (SUP).

Local utilities.

Police and fire stations (SUP).

Post office (SUP).

Utility or government installation other than listed (SUP).

Water treatment plant, reservoir and water storage tanks (SUP).

(12) Wholesale, distribution and storage uses.

None permitted.

(13) Wireless telecommunication uses.

Public safety telecommunications facility (SUP).

See also Sections 18-1103 and 18-1104.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in a Residential Estate District:

Accessory outside display.

Accessory outside sales.

(2) The following accessory uses are permitted by right in a Residential Estate District:

Accessory outside storage.

Amateur telecommunication facility.

Attachment of telecommunication antenna to existing structure.

Home occupation.

Occasional sales (garage sales).

Private stables.

Swimming pools (private).

Television reception antenna or dish.

(3) The following accessory uses are permitted in a Residential Estate District by SUP only:

Accessory community center.

Accessory game court.

Wind energy conversion systems.

(d) Yard, lot, and space regulations.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

TABLE INSET:

For:	Minimum Permitted (feet)	Maximum Required (feet)
Front yard	20	50
Side yard	15	100
Rear yard	15	100

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 shall be used to determine the actual front, side, and rear yard requirements for each project during the Development Permit review process. Different requirements may be established on the same lot for different types of structures.

(2) Dwelling unit density.

a. In a Residential Estate District, no more than one dwelling unit for each acre is allowed.

b. In a Residential Estate District, only one dwelling unit is allowed on a lot.

(3) Floor area.

a. No maximum floor area ratio.

b. Minimum floor area for a residential structure on a lot is 1,500 square feet.

(4) Height.

a. Maximum height of main buildings is 35 feet.

b. Maximum height of other permitted structures is 30 feet.

(5) Lot coverage. Maximum lot coverage is:

a. Twenty percent for residential structures;

b. Twenty-five percent for nonresidential structures; and

c. Thirty-five percent for all structures combined.

(6) Lot size.

a. Minimum lot area for residential use is one acre, when served by City water and sewer or a combination of City water and septic system or City sewer and wells. Minimum lot area for a residential use is 2.5 acres when served by both well and septic system.

b. A lot size larger than these minimums may be required as a condition of approval of a subdivision plat for lots within 300 feet of existing residential development, if:

1. A larger lot size is necessary to ensure the compatibility between the proposed development and existing residential development; and

2. Use of a larger lot size would not adversely affect the use of property in the proposed development, neighboring properties, or adjacent thoroughfares.

(e) Additional provisions. Use of individual wells and septic systems and private well systems to serve residential lots within the Residential Estate District are permitted, provided that the lot size requirements specified in Subsection 18-187(d)(6)a, the utility service requirements of Chapter 74, and other applicable City codes have been met.

(Code 1975, § 58-2.112; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, §§ 9--12, 8-9-93; Ord. No. 2495, § 4, 6-22-98; Ord. No. 2524, § 3, 10-12-98; Ord. No. 3064, § 2, 8-12-08)