

SECTION 4

“R-E” RESIDENTIAL ESTATE DISTRICT

4-010 PURPOSE

To allow for the development of large lot residential uses in environmentally sensitive areas such as floodplain fringe, forested areas, places with steep slopes, etc. Lot arrangement shall be geared toward reserving large areas for open space/communal uses. Dwelling unit density shall be no more than 1 unit per acre. Development agreements and homeowner’s associations may be required.

4-011 ALLOWED USE GROUPS

- a. Residential and Accessory Uses.
 - Single-family residential dwellings.
 - Secondary Residential Uses (such as pool houses, guest houses, servants quarters)
 - Limited Animal Husbandry as described in Section 32, Definitions
 - Accessory uses 1 & 5 that are related, customary and subordinate to a large-lot, single-family subdivision such as detached garage, barn, etc.
- b. Institutional and Service Uses that are incidental to and compatible with the general existing or planned uses in the area.
 - Education: School & Other
 - Religious Institution
 - Safety Services
 - Local Utilities
- c. Recreational Uses such as park, playground, golf course, stable or other appropriate and compatible recreational uses as an accessory or subsidiary use to a large-lot single-family residential area.
- d. Signs as regulated in Section 25.
- e. Special Uses as allowed in Section 22. (Education, Other; Personal Care Facility; Home Occupation)
- f. Temporary Uses as approved by the Governing Body. See Section 33.
- g. Please refer to Appendix A for a list of suggested, permitted uses.

4-012 DEVELOPMENT STANDARDS

This zoning may be invoked in any area designated as environmentally at risk or as a natural area of value to the community. Building site locations and densities may be limited at the discretion of the City. Clustering and open space preservation techniques are encouraged to make the best use of the land and increase the preservation of open space.

- a. Right-of-Way.
 1. Streets. It is recommended that streets be constructed to City standards and dedicated as defined in the Subdivision regulations, however they may remain in private ownership under the following conditions

- a. Right-of-way width to be reserved as an easement will meet the width established by the City subdivision regulations.
 - b. Only local roads may remain in private ownership. If at any time the street connects to another area or is improved to a collector or arterial status, said street must be brought up to the City standards in effect at that time and dedicated to the City.
 - c. Private ownership of the road/street must be maintained by a mandatory homeowners association. A copy of the association agreement must be submitted to the City for review.
 - d. If at any time the homeowner's association wishes to dedicate the street to the City, said street must be brought to the minimum City standards existing at the time of transfer.
2. Curbs are required on all streets dedicated to the City.
 3. Sidewalks will be provided unless an alternate walking/riding path system is proposed that allows easy access from/to all lots and recreational areas.
- b. Water - All lots shall be connected to the City water system. It is the responsibility of the developer to negotiate terms of compensation with the Rural Water District prior to annexation of land by the City. The developer shall pay said compensation. The City reserves the right, on an individual lot basis, to request that the Rural Water District provide service.
 - c. Wastewater - All lots must be connected to the City's wastewater treatment system.
 - d. Stormwater provisions shall be calculated according to the City's Stormwater Management Plan.
 - e. A development agreement will be required to establish specific responsibilities of the developer, the City and future owners of the subdivision or any portion thereof.
 - f. No temporary storage structures or moveable containers except for temporary dumpster rentals during construction process.

4-013 AREA AND HEIGHT REGULATIONS

- a. A minimum 3/4-acre per lot (32,670 square feet) is required, with no more than 1 dwelling unit per acre.
- b. Impervious surface area on any given lot shall not exceed 25% of the lot area.
- c. Amenity Space. A minimum amount of space shall be required for amenities such as walking/biking paths, parks, water features, recreation areas or similar uses. Space designated for rights-of-way or utility easements does not count toward the amenity space requirement.
 1. For subdivisions less than 20 acres in area, a minimum of 1 acre of public/private amenity space shall be provided for amenities.
 2. For subdivisions greater than 20 acres, a minimum of 15% of the land area in the subdivision shall be reserved for amenities. Rights-of-way and utility easements are exempted from the total land area figure for this calculation.
 3. Additional amenity space may be required at the discretion of the Planning Commission for areas of environmental concern.

- d. Floor area: Minimum finished floor area for a main dwelling unit shall be 1,200 square feet.
- e. Minimum width of lot shall be 100 feet.

4-014 REQUIRED YARDS

- a. Front Yard. Minimum depth of fifty (50) feet on all street rights-of-way.
- b. Side Yard. Minimum depth of twenty (20) feet.
- c. Rear Yard. Minimum depth of fifty (50) feet.

4-015 PARKING

Please refer to Section 20, Off-Street Parking and Loading, of this Ordinance

4-016 SIGNS

Please refer to Section 25, Signs, of this Ordinance