

RE - Rural Estate District

The Rural Estate District is intended to provide the opportunity to develop a large lot subdivision prior to public utilities being available. It is intended to remain rural in character, suited for larger lot, higher end housing. To remain rural in character, the lot width and setbacks are large, a minimum subdivision area is established, and roads are designed with a rural roadway cross-section. A cluster development option allows for smaller lot sizes with larger amounts of open space.

RE District Land Uses			
Permitted Land Uses Uses allowed without restrictions/ special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Single-Family Detached Government Passive Outdoor Recreation Religious Assembly Local/Neighborhood Utilities Commercial Stables	Industrialized Housing Cemetery Neighborhood Amenity Education Child-care, Family Home Home Enterprise	Housing & Services for the Aging Community Assembly/Amenity Bed and Breakfast Lodging Wireless Transmission Facilities	Animal Raising or Production Crop Production and Sales Game Ranch Cottage Single-Family Attached Manufactured Home/Park Tiny House Development Duplex Townhouse Triplex/Quadplex Live-work unit Mid/High Density Apartment Loft Apartment Fixed/Rotary Wing Aviation Uses Day-Care Center Residential Childcare Facility College/University Hospital Social Service Institution Transportation Facilities Major Utilities Animal Clinic or Services Bar or Night Club Brewery/Distillery/Winery Business or Trade School Campground Food/Drink (general/neighborhd.) Full/Limited Service/Resort Hotel Office Medical Office/Clinic Office-Showroom Commercial Parking Pawn Shop Commercial Rec./Entertainment General Retail Sales/Services Heavy Equipment Retail Sales/Svs. Shopping Center Special Event Venue Vehicle Gas/Fueling/ Services Vehicle Sales/Rentals Contractor Services Heavy/Light Industrial Services Research & Development Resource Extraction Scrap and Salvage Yard Self-Storage Storage Yard Warehouse Waste Related Services
*Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Cemetery	Access must be via arterial/collector street. Facility shall be setback 100' from residential property and enclosed by wall/fence.
Community Assembly/ Amenity	Parcel shall be at least 4 times minimum lot size and take access via arterial/collector street. Parking shall be on-site. Off-site parking through shared parking agreement if parking lot is within 250' of the parcel and connected via a sidewalk.
Neighborhood Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Education	Parking shall be accommodated on site. Access shall be designed to facilitate safe and expedient pick-up and drop-off circulation. Access to secondary schools shall be located on a collector or arterial level roadway. Outdoor activities shall be setback from any residentially used or zoned property by 25' and enclosed by a wall or fence.
Housing & Services for the Aging	Facilities for more than 10 residents shall take access from an arterial or collector street. No facilities shall be permitted at the intersection of two arterial streets. The owner/operator shall maintain all certification and licensing requirements by the state.
Wireless Trans. Facility	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
Bed and Breakfast Lodging	Owner/operator must be full-time resident of the main dwelling. Maximum 4 guestrooms per property. No on-site parking in front yard and must be screened by 6' wall/fence and 5' landscape buffer. No food preparation allowed within guestrooms. Guestroom rentals shall not be allowed for more than 21 consecutive days.
Child-care, Family Home	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one person outside of home may be employed by facility.
Home Enterprise	Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 st floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods/products/services, or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive/nuisance sound, smell, vibration, light, dust. No hazardous materials on premises. Following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including the painting of vehicles.

RE District Development Standards			
Requirement	Development Type		
	Estate	Estate Cluster	Nonresidential
Minimum Lot Size	32,670 sq. ft.	21,780 sq. ft.	32,670 sq. ft.
Minimum Lot Width	110 ft.	90 ft.	125 ft.
Minimum Lot Frontage	75 ft.	45 ft.	125 ft.
Front Setback	50 ft.	45 ft.	55 ft.
Interior Side Setback	25 ft.	20 ft.	35 ft.
Street Side Setback	35 ft.	30 ft.	35 ft.
Rear Setback	75 ft.	50 ft.	60 ft.
Garage Setback	n/a	n/a	n/a
Maximum Height	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	30%	35%	25%
Minimum Unit Size	1,400 sq. ft.	1,400 sq. ft.	n/a
Minimum Size Development	6.0 acres	5.0 acres	n/a
Maximum Units/Acre	1.10 units/acre	1.50 units/acre	n/a
Min. % Open Space	15%	25%	n/a