

## CHAPTER 3

### RESIDENTIAL ESTATES ZONES RE-15, RE-20, RE-20S

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#### 3-1. Purpose and Intent.

The major purpose of the RE-15, RE-20 and RE-20S Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone. 28-82

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#### 3-2. Permitted Uses.

9-93

1. Accessory building or use customarily incidental to a permitted or conditional use
  2. Agriculture and agricultural experiment station
  3. Animals and fowl kept for family food production as an incidental and accessory use to the residential use of the lot
  4. Church, synagogue or similar building used for regular religious worship
  5. Cluster subdivision, in accordance with Chapter 22B of this Zoning Ordinance
  6. Corral, stable or building for keeping of animals or fowl, provided such building shall be located not less than one hundred (100) feet from a public street, and not less than twenty-five (25) feet from any side or rear lot line
  7. Golf course, except miniature golf
  8. Greenhouse and nursery limited to sale of material produced on premises and with no retail shop operation
  9. Home Occupations - with no visiting clientele 96-35
  10. Household pets
  11. Parking lot accessory to use permitted in this zone
  12. Private stables; horses for private use only, and provided that not more than one (1) horse may be kept for each one-half (1/2) acre of land used for horses within any lot and no horses shall be kept on any lot of less than one-half (1/2) acre in area 14-92
  13. Public building; public park, recreation grounds and associated buildings, public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools
  14. Single family dwelling
  15. Temporary building or use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work
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#### 3-3. Permitted Uses Requiring 40,000 sq. ft. Minimum Lot Area.

1. Chinchilla raising
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**3-4. Permitted Uses Requiring Five Acres Minimum Lot Area.**

1. Farms devoted to the hatching, raising (including fattening as incident to raising) of chickens, turkeys or other fowl, rabbit, fish, frogs or beaver hatched or raised on the premises
2. Raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided that such raising or grazing is not a part of, nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughterhouse, animal by-products business or commercial riding academy

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**3-5. Conditional Uses.**

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance.

1. Child Day Care or Nursery 2-79
2. Educational/Institutional Identification Sign 20-94, 30-94
3. Home occupations with visiting clientele 9-93, 96-35
4. Private park, playground or recreation grounds and buildings not open to the general public and to which no admission is made but not including privately owned commercial amusement business
5. Planned Residential Unit Development in accordance with Chapter 22D of this Zoning Ordinance 3-72
6. Public utility substation 96-42
7. Residential Facilities for Handicapped Persons meeting the requirements of Chapter 23-26 of this Ordinance 16-86
8. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-28 of this Ordinance 12-91
9. Water storage reservoir developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance

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**3-6. Site Development Standards for RE-15 and RE-20 Zones. 28-82**

	<u>RE-15</u>	<u>RE-20</u>
1. Minimum lot area		
a. Uses listed in 3-2 & 3-5	15,000 sq. ft.	20,000 sq. ft.
b. Uses listed in 3-3	40,000 sq. ft.	40,000 sq. ft.
c. Uses listed in 3-4	Five Acres	Five Acres
2. Minimum lot width	100 feet	100 feet
3. Minimum yard setbacks		
a. Front	30 feet	30 feet
b. Side		
i. dwelling	10 feet with total width of two side yards not less than 24 ft.	
ii. other main building	20 feet each side.	
iii. accessory building	10 feet except one foot if located at least six feet in rear of main building.	
iv. accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials - See Chapter 23-29.		14-91
c. Side; facing street on corner lot	20 feet	20 feet
d. Rear		
i. main building	30 feet	30 feet
ii. accessory building	One foot except 10 feet where accessory building rears on side yard of adjacent corner lot.	

4.	Main Building Height	<u>RE-15</u>	<u>RE-20</u>
	a. Minimum	one story	one story
	b. Maximum	35 feet	35 feet
	Accessory Building Height	25 feet unless meeting requirements of Chapter 23-29, Large Accessory Buildings. 2002-8	

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**3-6A. Site Development Standards for RE-20S Zone.**

The site development standards for the RE-20S Zone are the same as for the RE-20 Zone with the following exceptions:

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| 1. | Minimum lot area  | 20,000 square feet if connected to an approved public sewer system. 40,000 square feet if connected to an individual septic tank and drainfield. |
| 2. | Minimum lot width | 100 feet if connected to an approved public sewer system. 150 feet if connected to an individual septic tank and drainfield. 28-82               |
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**3-7. Sign Regulations.**

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 23 of this Zoning Ordinance.

1. Business signs - for legal non-conforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs
  2. Name Plates - flat or wall type
  3. Identification and Information Signs - directional, flat, freestanding, projecting, temporary or wall type signs
  4. Property Signs - directional, flat, freestanding, projecting, temporary or wall type signs
  5. Service Signs - directional, flat, freestanding, or projecting type signs
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