

ARTICLE VII – (E-R) ESTATE RESIDENTIAL DISTRICT

Purpose

The Estate Residential (E-R) District is intended to provide for low-density residential development in rural areas while maintaining open space, protecting agricultural lands, and preserving the rural character of the community. Limited agricultural activities compatible with residential uses may be permitted within this district.

A. Permitted Uses

- Single-family or two-family dwellings.
- Small-scale agricultural uses such as orchards, gardens, horticulture, and specialty crop production that do not create nuisance impacts for neighboring properties.
- Modular homes and manufactured homes meeting applicable federal HUD standards and district dimensional requirements.
- Public utilities and infrastructure including transmission lines, substations, and communication utilities.
- Transportation infrastructure including railroad rights-of-way and passenger depots not including switching yards, freight yards, or storage yards.

B. Permitted Accessory Uses

- Private garages, carports, driveways, and similar residential accessory structures.
- Home occupations conducted within a dwelling in accordance with applicable zoning regulations.
- Accessory storage buildings including toolhouses, sheds, and similar structures for residential storage.

C. Conditional Uses

- Hobby farming, small livestock operations, and similar agricultural uses compatible with residential development.
- Private airstrips, airports, and heliports subject to FAA regulations and local approval.
- Educational institutions including schools, colleges, and universities.
- Healthcare facilities including hospitals and clinics.
- Religious institutions including churches and related facilities.
- Communication towers and wireless communication facilities.
- Planned Residential Developments (PRD).
- Cemeteries.

- Artificial lakes or ponds exceeding typical residential stormwater facilities.
- Mineral extraction or earth excavation activities subject to approved site plans and reclamation requirements.
- Public parks, recreational facilities, and golf courses.

D. Lot Requirements

Minimum Lot Area: Sixty thousand (60,000) square feet.

Minimum Lot Frontage: One hundred (100) feet.

E. Height Regulations

Maximum building height for residential and accessory structures: thirty-five (35) feet unless otherwise provided in the zoning ordinance.

F. Building Setbacks

Front Yard: 40 feet minimum from right-of-way.

Side Yard: 20 feet minimum.

Rear Yard: 20 feet minimum.

Corner Side Yard: 50 feet minimum from right-of-way.

Accessory buildings:

- Front Yard: 40 feet minimum from right-of-way.
- Side Yard: 10 feet minimum.
- Rear Yard: 10 feet minimum.
- Corner Side Yard: 50 feet minimum from right-of-way.

G. Building Size

Minimum residential dwelling size: 1,050 square feet.

Minimum dwelling width: 22 feet.

H. Accessory Buildings

Accessory buildings shall comply with district requirements and other applicable provisions of the zoning ordinance governing building and land uses.

I. Parking

Parking shall comply with Article XIV Off-Street Parking Requirements.

J. Signs

Signs shall comply with Article XIII Sign Regulations.

K. Other Requirements

All other structures or uses permitted within the E-R District shall comply with the provisions of this zoning ordinance and other applicable town, county, state, and federal regulations.