SUBURBAN ESTATES LOW DENSITY DISTRICT – “SE-1”

ARTICLE XII - “SE-1” SUBURBAN ESTATES LOW DENSITY DISTRICT

12.0 GENERAL DESCRIPTION

The SE-1 Suburban Estates District is established to provide for single family detached housing opportunities in a rural setting at a low density and to preserve open space and natural features. This District is intended to provide a natural buffer between the strictly urban characteristics of the SE-2 Suburban Estates Medium Density District and the R-1 Residential District. The primary difference between the SE-1 and the SE-2 Districts is lot size and the allowance of livestock.

12.1 PERMITTED PRINCIPLE USES

A. Farm
B. Livestock not less than 100 feet from residentially zoned private property
C. Nursery or greenhouse
D. Structure for storage or treatment of seeds
E. Roadside stand selling products grown on premises
F. Accessory uses and buildings incidental to the above uses
G. Any other similar uses deemed to be consistent by the Zoning Board of Appeals

12.2 PERMITTED ACCESSORY USES

A. Private garages or parking areas
B. Living quarters for persons employed on the premises
C. Other uses incidental to a permitted use

12.3 WHEN AUTHORIZED BY SPECIAL USE

A. Riding stable subject to:

1. All buildings in which horses are kept shall be at least 200 feet from any lot line contiguous with any residentially zoned lot. Animals shall not be permitted to graze or be ridden within 50 feet of any residentially zoned property, and shall not be ridden off the premises.

2. All wastes shall be disposed of in accordance with any applicable laws, regulations, or policies of any agency having jurisdiction over such matters.

3. No odors shall be discernable at the perimeter of the site.

B. Kennel with buildings and outdoor facilities at least 100 feet from residentially zoned private property
C. Grain elevator
D. Utility stations without service yard storage
E. Recreational facilities such as golf courses, country clubs and tennis courts with no building or pool not less than 100 feet from any lot in an “R” District

F. Recreational Use, Seasonal

G. Rural Residential Building Lot

H. Any other similar uses deemed to be consistent by the Zoning Board of Appeals

12.4 HEIGHT REGULATIONS

A. No principle structure shall exceed 2-1/2 stories or thirty five feet (35’).

B. Farm buildings such as barns, silos, windmills and places of public assembly such as schools and other permitted public and semi-public buildings not to exceed six (6) stories or seventy-five feet (75’), provided that for each foot by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and year yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the district.

12.5 LOT AREA AND YARD REQUIREMENTS

The following minimum requirements shall be met for primary structures. Accessory structures shall meet the requirements of Section 8.4

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Front Yard Depth</th>
<th>Least Side Yard Width</th>
<th>Side Yard Sum</th>
<th>Rear Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 acres</td>
<td>165 ft.</td>
<td>40 ft.</td>
<td>15 ft.</td>
<td>30 ft.</td>
<td>40 ft.</td>
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</tbody>
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