

Article 4

**SECTION 2b**  
**R-1E LOW DENSITY EXCLUSIVE RESIDENTIAL DISTRICT**

A. General Description. This is a restrictive residential district intended to be used for established low density residential subdivisions and areas immediately adjacent to such development intended for low population densities. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low density residential environment.

B. Permitted Principal And Accessory Uses And Structures. Property and buildings in an R-1E Low Density Exclusive Residential District shall be used only for the following purposes:

1. Houses, but not including trailer houses or mobile homes.
2. Utility substations, easements, alleys and rights-of-way, and transportation easements, alleys and rights-of-way.
3. Accessory uses, subject to the provisions of Article 5, Section 4.
4. Accessory buildings and structures, subject to the provisions of Article 5, Section 4.C.
5. Signs, as regulated in Article 5, Section 10.
6. Agricultural crops, but not the raising of farm animals or poultry.

Ba. Uses And Structures Permitted On Review. The following uses may be permitted on review by the Planning Commission in accordance with provisions contained in article 7, section 5:

1. Commercial telecommunications towers not located on the site of a substation owned or leased by an electric utility company or district.
2. Accessory buildings and structures, subject to the provisions of Article 5, Section 4, C & D, with building coverage that does not exceed the building coverage of the principal building, but exceeds the maximum size for a single accessory building as a permitted use.

C. Prohibited Uses. Storage facilities for Class 1 flammable and combustible liquids (as defined by the National Fire Prevention Code) having an aggregate total of more than fifteen (15) gallons, but excluding storage facilities which are part of a motorized

vehicle or pleasure craft. These requirements do not apply to storage on a construction site where such materials are to be used.

D. Area Regulations.

1. Front Yard:

a. For dwellings, the minimum depth of front yard shall be twenty-five (25) feet and in no case shall an accessory building be located or extend into the front yard.

2. Side Yard:

a. For a single story dwelling located on an interior lot the side yards shall be not less than eight (8) feet in width.

b. For dwellings of more than one (1) story there shall be a side yard requirement of not less than twelve (12) feet.

c. Unattached buildings of accessory use shall not be located closer to a side yard line than five(5) feet.

3. Rear Yard:

a. For main buildings there shall be [a] rear yard of not less than twenty-five (25) feet.

b. Unattached buildings of accessory use shall not be located closer to any rear lot line than five (5) feet.

4. Intensity of Use:

a. For each dwelling and building accessory thereto, served by a sanitary sewer system, there shall be a lot area of not less than seven thousand five hundred (7,500) square feet.

b. For dwellings and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand (20,000) square feet; however, a greater area may be required based on recommendations by the Health Department.

5. Maximum Lot Coverage:

a. Principal and accessory buildings shall cover not more than thirty (30) percent of the lot area.

E. Height Regulations. No main building shall exceed thirty-five (35) feet in height, except as provided in Article 5, Section 5. Accessory buildings shall not exceed fifteen (15) feet in height.

F. Offstreet Parking. As regulated in Article 5, Section 7.