

### 5.3.3 R-1 Rural Estate District (R-1/RE)

No building or use shall hereafter be established or enlarged within the R-1 Rural Estate District unless it conforms to the following regulations:

- a. Permitted Uses. Single-family detached dwellings.
- b. Conditional Uses. See Section 6 for specific conditional uses and conditions.
- c. Lot Size Requirements.
  - (1) Minimum lot area: Three (3) acres
  - (2) Minimum lot width: 150 feet
- d. Building Bulk Limitations.
  - (1) Maximum building height: Thirty-five feet (35')
  - (2) Lot coverage: No more than thirty percent (30%) of the area of lot shall be occupied by a building or structure with its accessory buildings.
  - (3) Yard Requirements:
    - (a) A front yard of not less than seventy-five feet (75') in depth.
    - (b) A side yard on each side of lot not less than forty feet (40').
    - (c) A rear yard not less than seventy-five feet (75') in depth.
- e. Building Coverage and Construction Specifications.

All dwellings hereafter constructed or erected shall conform to the following regulations:

  - (a) The minimum building width shall not be less than twenty-two feet (22').
  - (b) All dwellings shall be constructed or erected on a Uniform Dwelling Code-approved foundation.
  - (c) Manufactured dwellings and manufactured homes shall be constructed and installed pursuant to the manufacturer's specifications.
  - (d) Shall be properly connected to utilities.