

E Estate Concepts

Purpose Statement

This district is intended for developments that are to be subdivided into low-density single-family lots and allows rural infrastructure to be used. These areas will tend to consist of residential lots averaging 20,000 square feet when clustered around open space or large lots with a minimum of one acre. Generally, locations are intended to be at the periphery of the City where infrastructure may not yet be available, and not within the urbanized core.

Comprehensive Plan

This zoning is appropriate in areas designated Estate in the Comprehensive Plan.

Subdivision Design

Property owners would have the option of developing either a clustered or non-clustered subdivision.

Option 1 – Non-clustered Development

Lot Area

Minimum lot area: 1 acre

May use rural design standards

Additional provisions to ensure minimum size is maintained in existing subdivisions

Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 1 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height*

Option 2 – Clustered Development

Lot Area

Average minimum lot size: 20,000 square feet

Absolute minimum lot area: 10,000 square feet

Subdivisions with all lots 20,000+ square feet may use rural character roads

Subdivisions with any lots below 20,000 square feet must use curb and gutter

Dimensional Standards

Minimum width: none

Minimum depth: none

Minimum setback standards of the district apply (see Option 1 Dimensional Standards) along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

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Open Space (Required for Option 2)

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Single-Family Detached

Educational Facility, Primary & Secondary

Government Facilities (P*)

Parks

Places of Worship (P*)

Country Club

SOB (P*)

Utility (P*)

WTF – Unregulated