
Sec. 3-20. SINGLE-FAMILY RESIDENTIAL DISTRICT (Zone RE)

- (a) *Intent.* All land designated as Zone RE is subject to the regulations of this Section and in Sec. 20.3-10.
- (b) *Uses Permitted.* (Rev. 07/27/2010)
- (1) Single-family dwellings, including the customary accessory uses and buildings, subject to the following:
- (i) On lots of one acre or less:
- a. no accessory structure shall exceed the height of the primary structure within urban core or urban fringe land use.
- b. within rural fringe and rural residential land use, no accessory structure shall exceed the height of the primary structure unless the structure is set back at least seven and one half (7-1/2) feet from the side and rear property lines, and in no event shall the height of such accessory structure exceed more than twenty (20) feet from the lowest floor of the primary dwelling.
- c. all other lot size requirements must be met as established within this Article.
- (ii) On lots of more than one but less than two acres:
- a. no accessory structure shall exceed the height of the primary structure within urban core or urban fringe land use.
- b. within rural fringe and rural residential land use, no accessory structure shall exceed the height of the primary structure unless the structure is set back at least fifteen (15) feet from the side and rear property lines. In no event shall the height of such accessory structure exceed more than twenty (20) feet measured from the lowest floor of the primary dwelling.
- c. all other lot requirements must be met as established within this Article.
- (iii) On lots of more than two acres:
- a. no accessory structure shall exceed the height of the primary structure within urban core or urban fringe land use.

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- b. within rural fringe and rural residential land use, no accessory structure shall exceed the height of the primary structure unless the structure is set back at least fifteen (15) feet from the side and rear property lines. In no event shall the height of such accessory structure exceed the height of the primary structure by more than 25%; and,
 - c. all other lot requirements must be met as established within this Article. (Amended 7/03 – Ord. 03-74)
- (2) No accessory structure or use may be constructed or established on any lot prior to the issuance of a building permit for the principal structure. Accessory structures are prohibited within the side and, with the exception of waterfront lots, front yards. *Rev. 05/24/11*
 - (3) Single-family residences consisting of either modular building or mobile homes, so long as the aforesaid modular building or mobile home complies with all over provisions of these regulations governing modular buildings or mobile homes. Mobile homes must meet the requirements as stated in Sec. 20.3-3, Subsection (d).
 - (4) Private boat piers or slips for the use of occupants of principal residential structures of the abutting lot; provided said pier or slip does not interfere with navigation.
 - (5) Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.
 - (6) The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
 - (7) Satellite dishes for individual use.
- (c) *Conditional Uses.* The following uses are permitted in the RE zoning district subject to the conditions provided in Sec. 20.3-5.
 - (1) Home occupations.
 - (2) Swimming pools.
 - (3) Temporary structures or buildings.

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- (4) Fences.
 - (5) Public and/or private sewer facilities.
 - (6) Aviculture (Hobbyist).
 - (7) Apiculture (Hobbyist) (Amended 2/25/97 Ord. 97-11)
 - (8) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
 - (9) Dwelling unit with kitchen addition for parent, grandparent or child (Amended 5/03 – Ord. 03-40)
 - (10) Recreational Vehicle parking for temporary use (amended 11/07 – Ord.2007-66).
 - (11) Residential Group Homes *Rev. 04/22/08*
 - (12) Accessory Dwelling Units. *Rev. 05/26/09*
 - (13) Portable Storage Structures (*Rev. 02/08/11*)
- (d) *Uses Not Permitted.*
- (1) Any use not allowed in (b) or (c) above.
- (e) *Density Requirements.* The maximum densities and minimum lot areas for residential uses in the RE district shall be as follows: (amended 10/12/93 - Ord 93-36)
- (1) Land with a zoning classification of RE and a land use designation of Rural Fringe Residential.
 - (i) *Maximum Density*

With Points and Central Water/Sewer	Three (3) units per acre
With Points and No Central Water/Sewer	1.5 units per acre
Without Points	One (1) unit per acre
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 - Minimum Lot Size*

With Points and Central Water/Sewer	11,616 square feet
With Points and No Central Water/Sewer	23,232 square feet
Without Points	34,848 square feet
 - (2) Land with a zoning classification of RE and a land use designation of Urban Fringe Residential. (amended 10/12/93 - Ord 93-36)

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- (i) Subdivision pursuant to Ordinance 85-68, as amended.
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| <i>Maximum Density</i> | Four (4) units per acre |
| <i>Minimum Lot Size</i> | |
| With Central Water/Sewer | 8,742 square feet |
| Without Central Water/Sewer | 21,780 square feet |
- (ii) Residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.
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| <i>Maximum Density</i> | Two (2) units per acre |
| <i>Minimum Lot Size</i> | 21,780 square feet |
- (3) Land with a zoning classification of RE and a land use designation of Urban Core Residential.
- (i) Subdivision pursuant to Ordinance 85-68, as amended.
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| <i>Maximum Density</i> | |
| With Central Water/Sewer | Six (6) units per acre |
| Without Central Water/Sewer | Two (2) units per acre |
| <i>Minimum Lot Size</i> | |
| With Central Water/Sewer | 5,808 square feet |
| Without Central Water/Sewer | 21,780 square feet |
- (ii) Mobile home residential development not classified as a subdivision pursuant to Ordinance 85-68, as amended.
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| <i>Maximum Density</i> | |
| With Central Water/Sewer | Six (6) units per acre |
| Without Central Water/Sewer | Two (2) units per acre |
| <i>Minimum Lot Size</i> | |
| With Central Water/Sewer | 7,260 square feet |
| Without Central Water/Sewer | 21,780 square feet |
- (4) Land with a zoning classification of RE and a land use designation of Rural Residential.
- (i) Subdivision pursuant to Ordinance 85-68, as amended.
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| <i>Maximum Density</i> | |
| With Clustering and Points | One (1) unit per acre |

water line or the mean high water line as applicable. (amended 5/05 – Ord. 05-18)