

TITLE 10
CHAPTER 8
RE RURAL ESTATES ZONE

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SECTION 8-1 PURPOSE

The purpose of this zone is to provide permanent area for small farms, hobby farms and limited agricultural development for personal use.

SECTION 8-2 PERMITTED USES

Uses permitted in this zone are as follows:

Single-family dwellings not less than 1250 sq.ft. on the main floor;

Accessory buildings and uses, following issuance of a building permit for a permanent dwelling;

Home occupations;

Traditional household pets (dogs, cats), provided they are not kept, bred, or maintained for any commercial purposes. Pets are expected to be fenced/leashed, sheltered from the weather, and trained to not be a noise nuisance;

Raising of crops, gardens, and horticulture;

Residential facility for persons with a disability (see Chapter 15 for supplementary information);

Residential facility for the elderly (see Chapter 15 for supplementary information);

Churches;

Park or playgrounds;

The keeping of animals and fowl for family food production, but not for commercial use.

A. Animal Allowances/Restrictions:

1. The number of domesticated animals which may be maintained on the property shall be determined on the basis of a point system. No parcel of property shall exceed one hundred (100) points per acre.
 2. Type of animal or fowl (number of points per animal), further restrictions:
 - a. Cow, horse, donkey, mule, or similar large animal (50 points each), but not to exceed the maximum of ten (10) large animals on any lot;
 - b. Miniature horses, sheep, goats, or similar medium-size animals, less than 36 inches in height, (25 points each), but not to exceed the maximum of twenty (20) medium animals on any lot;
 - c. Turkeys, geese, pheasants, and similar medium-size fowl (15 points each), but not to exceed the maximum of twenty (20) medium fowl on any lot;
 - d. Chickens, ducks, pigeons, doves, rabbits, or similar small fowl/animal (5 points each), but not to exceed thirty (30) small fowl/animals per five (5) acres.
 3. No rooster is permitted on any lot which is less than five (acres), and then, only one (1) rooster is allowed per thirty (30) chickens.
 4. No exotic animals shall be kept on any lot within the Rural Estates Zone.
 5. The keeping of any pigs is not allowed in the Rural Estates Zone.
 6. The unweaned, offspring of a residing animal or fowl, under six (6) months of age, shall be excluded from consideration for the purpose of determining compliance with this section.
 7. Animals should be contained on resident's property. Animal enclosures should be cleaned regularly, be in good repair, give the animals ample room, and offer the animals shelter and shade.
 8. Animals must not be allowed to become a noise or smell nuisance.
- B. Any use not specifically allowed under permitted uses shall be prohibited.

SECTION 8-3 HEIGHT REGULATIONS

No building shall be erected to a height greater than thirty-five (35) feet.
 No accessory building shall be erected to a height greater than twenty-five (25) feet.

SECTION 8-4 MINIMUM AREA, WIDTH, AND YARD REGULATIONS

District	Area	Width in Feet	Yard Setbacks in Feet for Primary Residence		
			Front	Side	Rear
RE- 1.0	1.0 acre	100	25	10	10
RE- 2.5	2.5 acres	150	25	25	25
RE- 5.0	5.0 acres	200	25	25	25
RE- 10.0	10.0 acres	300	25	25	25
RE- 20.0	20.0 acres	400	25	25	25
RE- X	**Any Size	400	25	25	25

** No more than one (1) home on property

SECTION 8-5 MODIFYING REGULATIONS

- A. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback. Accessory buildings located at least ten (10) feet away from the main building must have a side or rear property setback of at least ten (10) feet on interior lot lines.
- B. Distance Between Buildings: No two (2) buildings on the same property shall be located closer together than ten (10) feet. No building, structure, or pen/corral/coop/kennel housing animals or fowl shall be constructed closer than fifty (50) feet to a dwelling unit on an adjacent lot, or thirty (30) feet from property line, whichever is further. Animal enclosures shall be behind the main dwelling and shall be no closer than thirty (30) feet to main dwelling.
- C. Prohibited Materials and Storage: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
- D. All lighting shall comply with Chapter 24 Outdoor Lighting Ordinance.
- E. No industrial-looking building such as pre-engineered steel or pole barns are allowed, unless specifically approved by the planning commission.
- F. For additional restrictions and clarifications in this zone, see Chapter 15 Supplementary and Qualifying Regulations for Land Use and Building.