

## **ARTICLE VII. E-R ESTATE RESIDENTIAL**

The following regulations shall apply in E-R Districts:

### A. PERMITTED USES

1. Single or two family dwellings.
2. Orchards, horticulture, and truck farming.
  1. Modular and Manufactured Homes. (Revised July 7, 1994)
  2. Transmission lines, substations, telephone and telegraph lines, public utility installation, radio and television stations and any towers under seventy five (75) feet in height, railroad right-of-way and passenger depots, not including switching, storage freight yards, or siding.

### B. PERMITTED ACCESSORY USES

1. Private garages, carports, and driveways.
2. Home occupations.
3. Toolhouses, sheds and other similar buildings used for the storage of common supplies.

### C. CONDITIONAL USE

1. Greenhouses, hatcheries, livestock raising, nurseries, paddocks, general farming, pasturage, poultry raising, riding academies and stables, game farms, wildlife sanctuaries, and game preserves.
2. Airports, airfields, and heliports.
3. Colleges, universities, schools, hospitals, sanitariums, churches, and other religious institutions.
4. Towers over seventy five (75) feet in height.
5. Planned Residential Development District.
6. Cemeteries
- ~~7. Sanitary landfills and solid waste disposal sites.~~

~~8. Cable television installation.~~

9. Artificial lakes.

10. Earth excavations.

11. Public Parks, public recreational sites, and golf courses.

D. LOT REQUIREMENT

1. Area - sixty thousand (60,000) square feet minimum.

2. Zoning lot frontage - two hundred (200) feet minimum.

E. HEIGHT REGULATIONS

1. Residential and accessory buildings - thirty five (35) maximum except as provided by Article IV, Subsection E, Height Regulations.

F. BUILDING SETBACKS

	<u>Principal Structure</u>	<u>Accessory Building</u>
Front Yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way
Side Yard	20 feet minimum	10 feet minimum
Rear Yard	20 feet minimum	10 feet minimum
Corner Side	50 feet minimum from right-of-way	50 feet minimum from right-of-way

G. BUILDING SIZE

1. Minimum building size of a residential dwelling shall be one-thousand fifty (1050) square feet. (Revised July 7, 1994)

2. Any residential dwelling less than 22 feet in width may be required to be located in a Manufactured Housing Park. (Revised July 7, 1994)

H. ACCESSORY BUILDING

Accessory uses shall conform to district requirements and those set forth in Article IV, Subsection C, Building and Use

## I. PARKING

Parking shall conform to the requirements as set forth in Article XIV, Off-Street Parking Requirements.

## J. SIGNS

Signs shall be regulated as set forth in Article XIII, Sign Regulations.

## K. OTHER REQUIREMENTS

1. Other structures or buildings allowed within the E-R District shall meet the requirements of the district and remaining articles of the zoning ordinance as determined by the Town Zoning Administrator.

\* Except as provided in Article N, Subsection E, Height Regulations.