

Chapter 104-3 Residential Estates Zones RE-15 And RE-20

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Sec 104-3-1 Purpose And Intent

The major purpose of the RE-15 and RE-20 Zones is to **provide and protect residential development at a low density in a semi-agricultural or rural environment**. It is also to **provide for certain rural amenities** on larger minimum lots, in conjunction with the **primary residential nature of the zone**.

(Ord. of 1956, § 3-1; Ord. No. 7-76; Ord. No. 28-82; Ord. No. 2009-15; Ord. No 2011-2, § 3-1, 1-18-2011)

Sec 104-3-2 Permitted Uses

The following uses are permitted in Residential Estates Zones RE-15 and RE-20:

Accessory building	<u>P</u>	Incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;
Accessory dwelling unit	<u>P</u>	in compliance with Chapter 108-19
Agriculture	<u>P</u>	Animals and fowl kept for family food production as an incidental and accessory use to the residential use of the lot
Cluster subdivision	<u>P</u>	In accordance with title 108, chapter 3 of this Land Use Co
Corral, stable or building	<u>P</u>	for keeping of animals or fowl, provided such building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line;
Home occupations	<u>P</u>	
Household pets	<u>P</u>	

<u>Private stables</u>	<u>P</u>	<u>horses for private use only, and provided that not more than one horse may be kept for each one-half acre of land used for horses within any lot and no horses shall be kept on any lot of less than one-half acre in area;</u>
<u>Single-family dwelling, Temporary building</u>	<u>P</u>	<u>use incidental to construction work, building must be removed upon the completion or abandonment of the construction work</u>
<u>Child Day Care or Nursery</u>	<u>P</u>	<u>title 108, chapter 4 of this Land Use Code</u>
<u>Private park, playground or recreation grounds and buildings not open to the general public</u>	<u>P</u>	<u>not open to the general public and to which no admission is made, but not including privately owned commercial amusement business. Any associated parking areas shall be limited to a maximum of 4 vehicles.</u>
<u>Public utility substation</u>	<u>P</u>	
<u>Residential facilities for handicapped persons</u>	<u>P</u>	<u>meeting the requirements of section 108-7-13 of this Land Use Code</u>
<u>Residential facility for elderly persons</u>	<u>P</u>	<u>meeting the requirements of section 108-7-15 of this Land Use Code</u>
<u>Small wind solar energy system</u>	<u>P</u>	<u>Private use only</u>
<u>Private dog kennel,</u>	<u>P</u>	<u>noncommercial purposes, No more than ten dogs older than ten weeks A minimum of 25 feet from any lot line, 100 feet from a property line adjacent to a street, and 75 feet from a dwelling on an adjacent lot. title 108, chapter 4 of this Land Use Code</u>

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- a.—~~Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use;~~
- b.—~~Accessory dwelling unit, in compliance with Chapter 108-19-2~~
- e.—~~Agriculture;~~
- d.—~~Animals and fowl kept for family food production as an incidental and accessory use to the residential use of the lot;~~
- e.—~~Church, synagogue or similar building used for regular religious worship;~~
- f.—~~Cluster subdivision, in accordance with title 108, chapter 3 of this Land Use Code;~~

~~g.—Corral, stable or building for keeping of animals or fowl, provided such building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line;~~

~~—Golf course, except miniature golf~~

~~h.—;~~

~~i.—Greenhouse and nursery limited to sale of material produced on premises and with no retail shop operation;~~

~~—~~

~~j.—Home occupations; ? What would this include?~~

~~k.—Household pets;~~

~~l.—Parking lot accessory to use permitted in this zone;~~

~~—~~

~~m.—Private stables; horses for private use only, and provided that not more than one horse may be kept for each one-half acre of land used for horses within any lot and no horses shall be kept on any lot of less than one-half acre in area;~~

~~—Public building; public park, recreation grounds and associated buildings, public schools; private educational institutions having a curriculum similar to that~~

~~n.—ordinarily given in public schools;~~

~~—Single-family dwelling; and~~

~~o.—~~

~~—Temporary building or use incidental to construction work. Such building shall~~

~~p.—Must be removed upon the completion or abandonment of the construction work.~~

(Ord. of 1956, § 3-2; Ord. No. 7-76; Ord. No. 28-82; Ord. No. 14-92; Ord. No. 9-93; Ord. No. 96-35; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2011-2, § 3-2, 1-18-2011; Ord. No. 2015-7, Exh. A, 5-5-2015)

HISTORY

Amended by Ord. [2020-27](#) on 12/22/2020

Sec 104-3-3 Permitted Uses Requiring 40,000 Square Feet Minimum Lot Area

The following uses are permitted in the Residential Estates Zones RE-15 and RE-20:

[Chinchilla raising](#);

(Ord. of 1956, § 3-3; Ord. No. 7-76; Ord. No. 2009-15; Ord. No. 2011-2, § 3-3, 1-18-2011)

Sec 104-3-4 Permitted Uses Requiring Five Acres Minimum Lot Area

The following uses are permitted in the Residential Estates Zones RE-15 and RE-20:

<u>Farms</u>	<u>devoted to the hatching, raising (including fattening as incident to raising) of chickens, turkeys or other fowl, rabbit, fish, frogs or beaver-hatched or raised on the premises; for private use only ?</u>
<u>Raising and grazing of horses, cattle, sheep or goats</u>	<u>including the supplementary feeding of such animals, provided that such raising or grazing is not a part of, nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughterhouse, animal by products business or commercial riding academy.</u> and

a.—Farms devoted to the hatching, raising (including fattening as incident to raising) of chickens, turkeys or other fowl, rabbit, fish, **frogs** or beaver hatched or raised on the premises; for private use only ?

a. Raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, provided that such raising or grazing is not a part of, nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughterhouse, animal by products business or commercial riding academy.**and for private use only ?**

b.—

(Ord. of 1956, § 3-4; Ord. No. 7-76; Ord. No. 2009-15; Ord. No. 2011-2, § 3-4, 1-18-2011)

Sec 104-3-5 Conditional Uses

The following uses shall be permitted only when authorized by a conditional use permit as provided in title 108, chapter 4 of this Land Use Code:

a.—Child day care or nursery.

b.—**Educational/institutional identification sign.**

—

c.—Private park, playground or recreation grounds and buildings not open to the general public and to which no admission is made, but not including privately owned commercial amusement business. ? Rework wording

d.—Public utility substation.

e.—Residential facilities for handicapped persons meeting the requirements of section 108-7-13 of this Land Use Code. Better suited to a commercial zone?

- f.—Residential facility for elderly persons meeting the requirements of section 108-7-15 of this Land Use Code. ~~Could these be better suited to a commercial zone?~~
- g.—Water storage reservoir developed by a public agency and meeting requirements of title 108, chapter 10 of this Land Use Code. ~~?~~

h.—Small wind solar energy system for private use only. ~~Solar?~~

(Ord. of 1956, § 3-5; Ord. No. 3-72; Ord. No. 7-76; Ord. No. 2-79; Ord. No. 28-82; Ord. No. 16-86; Ord. No. 12-91; Ord. No. 14-92; Ord. No. 9-93; Ord. No. 20-94; Ord. No. 30-94; Ord. No. 96-35; Ord. No. 96-42; Ord. No. 2008-8; Ord. No. 2009-14; Ord. No. 2009-15; Ord. No. 2010-20; Ord. No. 2011-2, § 3-5, 1-18-2011)

HISTORY

Amended by Ord. 2021-6 on 3/23/2021

See 104-3-6 Conditional Uses Requiring Five Acres Minimum Lot Area

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in title 108, chapter 4 of this Land Use Code: Private dog kennel, for noncommercial purposes subject to the following:

- a.—No more than ten dogs older than ten weeks. ~~?~~
- b.—A minimum of 25 feet from any lot line, 100 feet from a property line adjacent to a street, and 75 feet from a dwelling on an adjacent lot.

(Ord. No. 2011-2, § 3-6, 1-18-2011)

Sec 104-3-7 Site Development Standards For RE-15 And RE-20 Zones

The following site development standards apply to the RE-15 and RE-20 Zones:

	RE-15	RE-20
Minimum lot area		
Uses listed in 104-3-2 and 104-3-5	15,000 sq. ft.	20,000 sq. ft.
Uses listed in 104-3-3	40,000 sq. ft.	40,000 sq. ft.
Uses listed in 104-3-4	5 acres	5 acres
Minimum lot width	100 feet	100 feet

Minimum yard setbacks		
Front	30 feet	30 feet
Side		
Dwelling	10 feet with total width of 2 side yards not less than 24 ft.	
Other main building	20 feet each side	
Accessory building	10 feet except 1 foot if located at least 6 feet in rear of main building	
Accessory buildings over 1,000 sq. ft. for storage of personal equipment and materials	See section 108-7-16	
Side; facing street on corner lot	20 feet	20 feet
Rear		
Main building	30 feet	30 feet
Accessory building	One foot except 10-5 feet where accessory building rears on side yard of adjacent corner lot	
Main building height		
Minimum	1 story	1 story
Maximum	35 feet	35 feet
Accessory building height	25 feet unless meeting requirements of section 108-7-16, Large accessory buildings	

~~(Ord. of 1956, § 3-6; Ord. No. 3-72; Ord. No. 7-76; Ord. No. 28-82; Ord. No. 14-91; Ord. No. 2002-8; Ord. No. 2009-14; Ord. No. 2010-20; Ord. No. 2011-2, § 3-7, 1-18-2011)~~

Sec 104-3-8 Sign Regulations

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in title 108, chapter 7 or title 110 of this Land Use Code.

- ~~a.—Business signs for legal nonconforming commercial or industrial use including flat, freestanding, projecting, temporary or wall type signs.~~
- ~~b.—Nameplates flat or wall type.~~

~~a. Identification and information signs directional, flat, freestanding, projecting
e., temporary or wall type signs.~~

~~b.~~

~~c. Property signs directional, flat, freestanding, projecting, temporary or wall type signs.~~

~~e. Service signs directional, flat, freestanding, or projecting type signs.~~

~~(Ord. of 1956, § 3-7; Ord. No. 7-76; Ord. No. 2010-20; Ord. No. 2011-2, § 3-8, 1-18-2011)~~