

Chapter 17.44

E ESTATES DISTRICT

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17.44.010 Purpose.

To provide a low density area for single-family dwellings. This district is intended to reduce the demand on streets, public utilities, and related public services. This classification applies to zoning districts that were formerly designated "E-1 first estates" and any other estates designation. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.020 Allowed uses.

- A. Single-family dwellings;
- B. Manufactured homes in compliance with Chapter 17.34;
- C. Parks;
- D. Group homes for up to 8 aged persons not located within seven hundred fifty feet of another such group home. ;
- E. State licensed group home for up to eight developmentally disabled persons not located within seven hundred fifty feet of another such group home;
- F. State licensed group home for up to eight mentally ill persons not located within seven hundred fifty feet of another such group home or group home for aged or developmentally disabled persons. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.030 Accessory uses.

- A. Guest house (As defined in Chapter 17.08.);
- B. Private stables;
- C. Other accessory uses and buildings customarily appurtenant to an allowed use. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.040 Prohibited uses.

- A. Multiple-family dwellings;

17.44.040

B. All commercial uses not listed above in Section 17.44.020 - Allowed uses and/or Section 17.44.040 - Uses allowed with special use permit;

C. Industrial uses;

D. Mobile homes. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.050 Uses allowed with special use permit following a public hearing.

A. Home occupations;

B. Temporary sales offices;

C. Country clubs, tennis clubs, and golf courses;

D. Child care facilities for four to six children;

E. Public and semi-public buildings such as, but not limited to, the following: churches and schools. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.060 Area and yard requirements.

A. Minimum lot area: 15,000 square feet.

B. Average lot depth: 120 feet.

C. Average lot width: 80 feet.

D. Minimum yard requirements:

1. Front yard: 20 feet.

2. Side yard: 10 feet.

3. Rear yard: 20 feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.070 Height limitations.

No principal building or structure shall exceed three stories or thirty-five feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.080 Development standards.

See Chapter 17.22. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.44.090 Other requirements.

A. A minimum distance of not less than forty feet between a building for human habitation and a structure housing livestock.

B. The following adult animals are allowed at the stated density:

1. Horses: 1 per 15,000 square feet.

2. Cows: 1 per 15,000 square feet.

3. Sheep: 4 per 15,000 square feet.

4. Goats: 4 per 15,000 square feet

5. Chickens: 1 rooster/6 hens

C. A minimum distance of not less than twenty feet between a main dwelling and a guest house.

D. All off-street parking requirements and regulations shall be as provided in Chapter 17.25.

E. Setbacks for accessory buildings shall be five feet from the rear and side property lines.
(Ord. 617 § 1.1 Exh. A (part), 1996)