

ARTICLE 8

Estate District

8.1 Purpose of the Estate District

The Estate (E) District is intended to preserve and enhance an ESTATE character and its attractiveness by encouraging the creation of relatively large lots or the use of open space with smaller lots (minimum of one acre). It is the most protective of the two estate districts. This district is intended to be served with septic systems and disposal fields.

8.2 Use Regulations for the Estate District

8.2.1 Permitted Uses

- 8.2.1.1** Accessory Use or Structure (see supplemental regulations in Section 17.2 and 17.3);
- 8.2.1.2** Agriculture (see Section 16.3);
- 8.2.1.3** Community Home (see Section 16.14);
- 8.2.1.4** Conversion Apartment;
- 8.2.1.5** Cultivation of Crops (no permit required);
- 8.2.1.6** Dwelling, Single Family Detached;
- 8.2.1.7** Dwelling, Two Family
- 8.2.1.8** Essential Service (no permit required);
- 8.2.1.9** Family Child Care Home (see Section 16.12);
- 8.2.1.10** Forestry (no permit required);
- 8.2.1.11** Group Child Care Home (see Section 16.12);
- 8.2.1.12** Home Occupation (see supplemental regulations in Section 16.15);
- 8.2.1.13** Landing Area;

8.2.1.14 No Impact Home Based Business (see supplemental regulations in Article 16.15); or

8.2.1.15 Outdoor Recreation Use

8.2.2 Special Exception Uses (criteria found in Article 16)

8.2.2.1 Agricultural Business;

8.2.2.2 Oil & Gas Metering Station;

8.2.2.3 Oil & Gas Compressor Station or Processing Plant;

8.2.2.4 Oil & Gas Development;

8.2.2.5 Oil & Gas Staging Facility;

8.2.2.6 Oil & Gas Water Reuse Storage Facility; and

8.2.2.7 Public or Quasi-Public Use

8.3 Height and Coverage Requirements

8.3.1 **Maximum Building Coverage:** 30%

8.3.2 **Maximum Impervious Surface** (including buildings): 50%

8.3.3 **Maximum Building Height:** 35 ft.

8.4 Minimum Areas and Dimensions

8.4.1 Oil & Gas Related Uses

8.4.1.1 **Minimum Lot Size:** 25 acres

8.4.1.2 **Minimum Lot Width:** 500 ft.

8.4.1.3 **Minimum Yards:**

front: 50 ft.

side: 50 ft.

rear: 50 ft.

8.4.2 Agriculture

8.4.2.1 Minimum Lot Size: 10 acres

8.4.2.2 Minimum Lot Width: 400 ft.

8.4.2.3 Minimum Yards:

front: 50 ft.

side: 50 ft.

rear: 50 ft.

8.4.3 All Other Uses

8.4.3.1 Minimum Lot Area: 2 acres

Minimum Lot Width: 200 ft.

Minimum Yards:

front: 25 ft.

side: 10 ft.

rear: 20 ft.