

**ARTICLE 14
E-R ESTATE RESIDENTIAL DISTRICT**

14.01 PURPOSE

This district is designed to accommodate low density single-family residential development within urbanizing portions of the Township and within and adjacent to areas of similar development.

14.02 PRINCIPALLY PERMITTED USES

Principally permitted uses are as follows:

- A. Single-family dwellings.
- B. Agriculture; as per ORC 519.21 and as regulated in Section 7.31. (Under 5 Acres of land shall be limited to two head of livestock, excluding poultry).
- C. Type B Family Day Care Home.
- D. Adult Family Home or Small Residential Facility.

14.03 PERMITTED ACCESSORY USES

Permitted accessory uses are as follows, and in accordance with Article 7:

- A. Signs, as regulated by Article 40.
- B. Home occupations.
- C. Any use or structure customarily accessory and incidental to any of the permitted uses.

14.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses are as follows:

- A. Bed and Breakfast Facilities.
- B. Educational Institutions.
- C. Religious Places of Worship.
- D. Government Buildings.
- E. Non-Commercial Recreation Areas.

- F. Secondary Dwelling Units; as regulated in Article 7.
- G. Wireless Telecommunications Towers; as regulated in Section 7.12.
- H. Outdoor Stoves or Furnaces on lots three (3) acres or less; as regulated in Section 7.28.
- I. Small Wind Energy Conservation Systems on lots three (3) acres or less; as regulated in Section 7.29.

14.05 MINIMUM LOT AREA AND WIDTH

The minimum lot area for properties in the E-R Estate Residential shall be one (1) acre and a width of not less than 150 feet at the building setback line.

14.06 MINIMUM FRONT YARD SETBACK

The minimum front yard setback for properties in the E-R Estate Residential shall be 50 feet.

14.07 MINIMUM SIDE YARD SETBACK

The minimum side yard setback for properties in the E-R Estate Residential shall be 25 feet.

14.08 MINIMUM REAR YARD SETBACK

The minimum rear yard setback for properties in the E-R Estate Residential shall be 50 feet.

14.09 MAXIMUM HEIGHT REGULATIONS

The maximum height regulations for properties in the E-R Estate Residential shall be as follows:

- A. No principal structure shall exceed 40 feet in height.
- B. No accessory structure shall exceed 15 feet in height unless such structure is greater than 300-square feet, but in no case shall any accessory structure exceed the height of the principal structure on the lot.

14.10 OFF-STREET PARKING AND LOADING

Off-street parking and loading shall be required as is specified in Article 8, Off-Street Parking and Loading.