

Sec. 3.0. - Single-Family Estate District (E-2).

3.1. *Intent.* To provide low density, open space and privacy for single-family housing, from other uses except those which are compatible with the character of this district.

3.2. *Permitted principal uses.* Detached single-family dwellings and accessory structures.

3.3. *Conditional uses.* The same conditional uses are permitted in this district as District E-1, subject to the same conditions.

3.4. *Special exception uses.* The same special exception uses are permitted in this district as in the District E-1, subject to the same conditions. (Ord. No. 97-1566, § 16, 6-16-97)

3.5. *Prohibited uses.* The same uses are prohibited in this district as in District E-1, subject to the same conditions.

3.6. *Area and dimensional regulations.*

A. Minimum lot area: Twenty thousand (20,000) square feet.

B. Minimum lot width: One hundred (100) feet.

C. Minimum yard

Front—Fifty	(50)	feet.
Rear—Fifty	(50)	feet.
Side—Fifteen (15) feet.		

D. Minimum livable floor area[;]

1. One-story residence—Two thousand (2,000) square feet.

2. One and one-half (1½) or two-story residence—One thousand four hundred (1,400) square feet on first floor[;] total minimum for dwelling—Two thousand four hundred (2,400) square feet.

3.7. *Buffer regulations.* Same as District E-1. (Ord. No. 91-1048, § 3, 8-16-91; Ord. No. 96-1477, § 8, 4-15-96; Ord. No 99-1719, § 1, 2-7-00)

3.8. *Additional regulations (when applicable).*

A. Cluster development, Article VIII, section 9.0.

B. Off-street parking and loading regulations, Article IX.

C. Sign regulations, Article X.

D. Tree conservation, buffers and landscaping, Article XIII. (Ord. No. 1048, § 5, 8-16-91; Ord. No. 96-1477, § 9, 4-15-96)

E. Telecommunications regulations, Article XIV. (Ord. No. 97-1566, § 17, 6-16-97)

F. Highway 280 Overlay District Regulations, Article XV. (Ord. No 99-1719, § 1, 2-7-00)

