

## **SECTION 17-13.5. "ETH" ESTATE TOWNHOUSE RESIDENTIAL DISTRICT REGULATIONS**

(a) **Use Regulations:** A building or premise shall be used only for the following purposes:

- (1) Single-family detached or attached dwellings units, provided that no more than nine (9) dwelling units are attached in one continuous row or group, and provided that no dwelling unit is constructed above another dwelling unit.
- (2) Church worship facilities.
- (3) Buildings and uses owned or operated by public governmental agencies.
- (4) Real estate sales offices during the development of residential subdivisions, but not to exceed two (2) years.
- (5) Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- (6) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a retail business except as provided herein and for home occupations as defined by this chapter. Accessory building use includes a detached garage, storeroom, utility room, cabana, servant's quarters or similar use. Accessory Buildings shall conform to the requirements of the Estate Accessory Building - Residential.
- (7) A carport shall be permitted.

(b) **Height Regulations:** Attached living units shall not exceed forty-eight (48) feet or three (3) stories in height. All other detached buildings, including detached living units, shall not exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height, except where otherwise regulated within this Ordinance.

(c) **Area Regulations:**

(1) **Size of Yards:**

- a. **Front Yard:** There shall be a front yard having a depth of not less than five (5) feet. If the garage or carport entry is from the front and the entry side of the garage or carport faces the street, the garage or carport must be set back twenty (20) feet.
- b. **Side Yard:** No side yard setback is required, except a five (5) foot setback is required adjacent to a side street.
- c. **Rear Yard:** No rear yard setback is required. If the garage or carport entry is from the alley and the entry side of the garage or carport faces the alley, the garage or carport must be set back a minimum of twenty (20) feet.

(2) **Size of Lot:**

- a. **Lot Area:** No building shall be constructed on any lot of less than four thousand (4,000) square feet.
- b. **Lot Width:** The minimum width of the lot shall not be less than twenty (20) feet at any point.

(3) **Minimum Dwelling Size:** The minimum floor area of any dwelling shall be two thousand (2,000) square feet, exclusive of garages, breezeways and porches.

(4) **Lot Coverage:** In no case shall more than eighty percent (80%) of the total lot area be covered by the combined area of the main buildings and accessory buildings.

(d) **Estate Accessory Building - Residential:**

- (1) Estate accessory buildings shall be located on the rear one-half of the lot. Side yard and rear yard setbacks shall be three (3) feet, except at a side street, the accessory building shall have the same setback as the main building. A garage with an entry facing an alley or side street shall have a twenty (20) foot setback. An accessory building must be ten (10) feet from the main building or provide fire-rated construction as required by the Building Code. An accessory building may be connected to the main building with a breezeway that is open on two (2) sides. A detached building shall be considered an accessory building.