

## ARTICLE VI

### RESIDENTIAL ESTATE DISTRICT (R-E)

#### SECTION 600 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide for large lot, low density residential development including existing subdivisions containing lots with a minimum area of .5 acre (21,780 square feet) or areas of the County that should remain Residential Estate due to their proximity to existing large lot subdivisions. The preservation of these neighborhoods for large lot development is important in order to protect the property values of people living in existing Residential Estate subdivisions or other large lot developments. Areas classified as Residential Estate may or may not have public sewerage or central treatment plant, but if they do not, they should have a minimum lot size as determined by the State Health Department for on-site wastewater disposal systems.

#### SECTION 601 - LAND USES PERMITTED

- A. Single family detached dwellings with only one principal dwelling per lot.
- B. Modular housing as defined by this Ordinance.
- C. Accessory uses and structures associated with the use of the land for residential purposes.
- D. Home occupations in compliance with Section 405 of this Ordinance.
- E.. Common open space or recreational facilities approved as part of the subdivision approval process, excluding country clubs and the like which shall be regulated as public/quasi public facilities and utilities subject to the provisions of Section 402 of this Ordinance. All lakes associated with this or any other usage shall comply with the Lamar County Subdivision Regulations.
- F. Public roads and highways, excluding Federal Interstate highways, other limited access highways and the Longleaf Trace Multipurpose Trail, which are regulated as special uses in SU-1 districts.
- G. Railroads or railroad facilities existing at the effective date of this Ordinance.

**SECTION 602 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2805**

- A. Public or quasi public facilities and utilities in conformance with Section 402 and other regulations of this Ordinance.
- B. Inns or bed and breakfast inns.
- C. Manufactured homes or mobile homes
- D. Wireless communications facilities.
- E. Proposed new railroads or railroad facilities NOT existing at the effective date of this Ordinance.
- F. Horticultural uses not involving the sale of produce on the premises
- G. Breeding, raising, and feeding of grazing livestock (i.e., horses, cattle, sheep, goats, mules, etc.), provided that each such animal herein defined as “grazing livestock” shall be kept on a tract or lot of one (1) acre of land or greater. Barns, pens, corrals, and other buildings or enclosures for the keeping of livestock are permitted accessory uses, provided that such buildings or enclosures (excluding open pastures) are located no closer than 50 feet from any adjoining property lines or existing street right-of-way line.

**SECTION 603 - DIMENSIONAL REQUIREMENTS**

- 603.01 Maximum Building Height: 70 feet unless greater height is approved by the Board of Supervisors.
- 603.02 Minimum Lot Area: 21,780 square feet (½ acre)
- 603.03 Minimum Lot Width: 60 feet at the front yard setback.
- 603.04 Minimum Yards:
  - (a) Front Yard: 25 feet from the street right of way line to the building setback line.

(b) Side Yards: 10 feet

(c) Rear Yard: 25 feet.

603.05 Accessory Buildings: Accessory buildings shall be set back a minimum of 50 feet from the street or road right-of-way line on which the lot and main building fronts and a minimum of 10 feet from the side lot line and/or rear lot line. No accessory building shall occupy more than 10 percent of a required rear yard. No accessory building shall be used as a permanent dwelling.

#### **SECTION 604-HOMEOWNERS ASSOCIATION REQUIRED FOR ALL RESIDENTIAL ESTATE SUBDIVISIONS**

A Homeowner's Association shall be required for any subdivision in a Residential Estate (R-E) district. The Homeowners Association shall be responsible for maintenance of all common open space and sidewalks. If the Homeowner's Association fails for any reason, the County shall have the right to assess the residents of the subdivision for all maintenance costs, and the deed (title) to all property in the subdivision shall include statements to that effect.