

SUBURBAN ESTATES MEDIUM DENSITY DISTRICT- “SE-2”

ARTICLE XIII - “SE-2” SUBURBAN ESTATES MEDIUM DENSITY DISTRICT

13.0 GENERAL DESCRIPTION

The SE-2 Suburban Estates District is established to provide for single family detached housing opportunities in a rural to urban transitional setting at a medium residential density level to preserve open space and natural features. This District is intended to provide a natural buffer between the strictly urban characteristics of the R-1 High Density District. The primary difference between the SE-1 and the SE-2 Districts is lot size and the allowance of livestock.

13.1 PERMITTED PRINCIPLE USES

- A. One-family detached dwelling
- B. Public libraries
- C. Public cultural buildings
- D. Public parks, playgrounds, and community center
- E. Structure or storage for treatment of seeds
- F. Roadside stand selling products grown on premises
- G. Essential services and municipal administrative or public service buildings not less than 20 feet from any lot
- H. Any other similar uses deemed to be consistent

13.2 PERMITTED ACCESSORY USES

- A. Nursery or greenhouse, private
- B. Private garages or parking areas
- C. Other uses incidental to a permitted use

13.3 WHEN AUTHORIZED BY SPECIAL USE

- A. Major home occupation as defined
- B. Utility stations without service yards or storage
- C. Outdoor recreational facilities such as golf courses, country clubs, and tennis courts
- D. Public and parochial schools, churches, and centers not less than 20 feet from any lot in an “R” District
- E. Municipal buildings and libraries
- F. Gardening
- G. Off street parking facilities
- H. Kennel with buildings and outdoor facilities at least 100 feet from residentially zoned private property
- I. Any other similar uses deemed to be consistent by the Zoning Board of Appeals.
- J. Recreational Use, Seasonal

13.4 HEIGHT REGULATIONS

- A. No structure shall exceed 2.5 stories or thirty-five feet (35') for the principle

structure.

13.5 LOT AREA AND YARD REQUIREMENTS

The following minimum requirements shall be met for primary structures. Accessory structures shall meet the requirements of Section 8.4

Lot Area	Lot Width	Front Yard Depth	Least Side Yard Width	Side Yard Sum	Rear Yard
1 acre	165 ft.	40 ft.	15 ft.	30 ft.	40 ft.