

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

- (a) *Use.* 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 incidental 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, or similar use.
  - (7) A carport shall be permitted if it meets all requirements of a residential accessory building.
  - (8) Private Utility Plants or Sub-stations (including alternative energy) (SUP required).
  - (9) Gas and oil drilling accessory uses (SUP required).
  - (10) Cemetery, columbarium, mausoleum and accessory uses (SUP required).
- (b) *Height.* No building shall exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height.
- (c) *Area.*
- (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.