

ZONING

380 Attachment 1

City of Estell Manor

Revised Schedule of Yard, Area and Bulk Requirements (Part 1) [Amended 11-14-2018 by Ord. No. 04-2018]

Zone	Use	Minimum Lot Area (acres)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Maximum Building Coverage as Percent of Lot Area
R-25 Residence	One-family dwellings	25	250	500	10%
	Farms and farm dwellings	25	250	500	10%
	Municipal buildings, etc.	25	250	500	10%
	Private recreation areas	25	250	500	10%
	Residential developments using wetlands density cluster	10	250	500	10%
	Cluster development in accordance with § 380-42N	10	250	500	10%
R-10 Residence	One-family dwellings	10	250	500	10%
	Farms and farm dwellings	10	250	500	10%
	Municipal buildings, etc.	10	250	500	10%
	Private recreation areas	10	250	500	10%
	Residential developments using wetlands density cluster	5	250	500	10%
	Cluster development in accordance with § 380-42N	5	250	500	10%
RV Village Residence	One-family dwellings	5	240	500	10%
	Municipal buildings, etc.	5	240	500	10%
	Farm lots	5	240	500	10%
	Neighborhood business (on conditional use permit)	3.2	200	300	15%
	Residential developments using wetlands density cluster	3.2	200	300	10%
R-5 Residence	One-family dwellings	5	240	500	10%
	Municipal buildings, etc.	5	240	500	10%
	Farm lots	5	240	500	10%
	Private recreation areas	5	240	500	10%
	Residential developments using wetlands density cluster	3.2	200	300	10%
	Cluster development in accordance with § 380-42N	3.2	200	300	10%

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Zone	Use	Minimum Lot Area (acres)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Maximum Building Coverage as Percent of Lot Area
SD Special District	One-family dwellings permitted by § 380-14A(2) and (3) All other permitted uses Cluster development in accordance with § 380-42N	1 3.2	120 200	150 300	10% 10%
HC Highway Commercial	All permitted uses	5	50	300	25%
AP Agricultural Production	All permitted uses	10 ¹	250	500	10%

NOTES:

¹ Except as otherwise provided under § 380-18A and C for residential dwelling units.