

## **5.4 Estate Residential District: Purpose**

The estate residential district is established to promote single-family residential development immediately adjacent to existing unincorporated residentially-zoned communities consisting of lots that are less than five (5) acres in area. Application of the estate residential district shall be limited to properties within one mile of the following highway corridor:

- Highway 10 East from Lehigh Drive to 102<sup>st</sup> Avenue SW.

The ability to rezone properties to the Estate Residential Zoning District shall be restricted to properties located on the map maintained by the Stark County Zoning Administrator.

### **5.4.1 Permitted Uses**

- 1) Single-family detached residences and accessory structures.
- 2) Churches and related facilities.
- 3) Public parks and playgrounds and recreational facilities.
- 4) Public, private, and parochial schools
- 5) Oil, Gas, and other related gathering line systems.
- 6) Horticulture and crop production.

### **5.4.2 Conditional Uses**

- 1) Transmitting towers, relaying stations and pipelines.
- 2) Mobile Homes-Modular homes on a permanent type of foundation.
- 3) Bed and breakfast inns.
- 4) Child care and child nurseries.
- 5) Adult care centers.
- 6) Family home day care.
- 7) Hospitals and Medical Centers, including mental health facilities.
- 8) Home occupations.
- 9) Municipal buildings.

- 10) Museums, art galleries and studios.
- 11) Radio and television transmitting and receiving facility.
- 12) Communication towers.
- 13) Components of water and wastewater systems.
- 14) Electrical substations, high voltage transmission lines and accessory buildings used for the primary purpose of transmission of electrical energy from one area to another. These provisions shall not apply to those transmission lines which directly serve the county.
- 15) Temporary uses, including, but not limited to;
  - i. Bazaars, Carnivals, or Fairs;
  - ii. Musical Events;
  - iii. Racing Events;
  - iv. Rodeos;
  - v. Public gatherings for a single-purpose event;
  - vi. Temporary building or yard for construction materials and/or equipment incidental and necessary for current construction in the immediate surrounding area;
  - vii. Temporary office incidental and necessary for the construction, sale, or rental of the property in the immediate surrounding area.

Temporary use permits shall be valid for such period of time as determined by the County Commission and shall be renewable at the discretion of the County Commission.

#### **Development Standards**

- 1) Minimum lot size: 2 acres
- 2) Minimum lot width: 100 feet
- 3) Minimum front yard setbacks: 40 feet
- 4) Minimum side yard setbacks: 15 feet

- 5) Minimum rear yard setbacks: 25 feet
- 6) Maximum lot coverage: 30 percent
- 7) Maximum height: 35 feet for residential structures