

**Section 6-201**  
**E-1 Estate Residential District**

**PART 2: DISTRICT REGULATIONS**

**SECTION 6-201. E-1 ESTATE RESIDENTIAL DISTRICT.**

- A. **Purpose.** The E-1 District is established to preserve and enhance very low density residential areas characterized by an essentially rural character.
- B. **Permitted Uses.** The following uses may be established as permitted uses in the E-1 District, in accordance with the procedures established in Sections 5-101 through 5-104:
1. Accessory uses, as provided in Section 6-302;
    - a. Accessory garages up to four (4) vehicles;
    - b. Accessory five (5) vehicle garage if it is side-load and not facing a public street;
  2. Bus stop shelters owned and maintained by the Village, provided that:
    - a. No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle as provided in Section 6-301(E); and
    - b. The design of the bus shelter is compatible with the development of nearby properties;
  3. Parks, forest ~~preserves~~ preserves and recreational areas, provided that any parking lots are located at least 500 feet from any lot line;
  4. Single family detached dwellings; and
  5. Small residential-care homes with 1-5 residents, provided that:
    - a. The use is licensed by the applicable State agency; and
    - b. The home is located no closer than 450 feet to any other residential-care home, nursing home or congregate elderly housing facility.
  6. Day Care Home. (Ord.2860 - 3/18/96)
- C. ~~**Minor Special Uses.** The following uses may be established as minor special uses in the E-1 District, in accordance with the procedures and standards set forth in Section 5-105(H):~~
- ~~1. Accessory garages for more than four (4) vehicles, unless the garage is side-load and not facing a public street and does not exceed five (5) vehicles. (Ord. 3672 - 8/5/02)~~
  - ~~2. Bus stop shelters maintained by the Village, provided that:~~

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- a. ~~No bus stop shelter is located within thirty-five (35) feet of a street intersection or within a clear sight triangle as provided in Section 6-301(E); and~~
- b. ~~The design of the bus shelter is compatible with the development of nearby properties.~~

3. ~~Cemeteries;~~

4. ~~Medium-sized residential care homes with 6, 7 or 8 residents, provided that:~~

- a. ~~The use is licensed by the applicable State agency; and~~

(8/02) \_\_\_\_\_

- b. ~~The home is located no closer than 660 feet to any other residential care home, nursing home or congregate elderly housing facility.~~

5. ~~Public utility structures, other than electrical generating facilities, provided that:~~

- a. ~~No building is located within 25 feet of a side lot line;~~
- b. ~~The facility is constructed and operated to comply with all applicable local, state and federal regulations; and~~
- c. ~~No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling.~~

**C. Major Special Uses.** The following uses may be established as major special uses in the E-1 District, in accordance with the procedures and standards set forth in Section 5-105(4):

- 1. **Cemeteries;**
- 2. Convents, monasteries and schools, limited to public and private not-for-profit preschools, elementary and secondary schools and colleges/universities with day and boarding programs, provided that: (Ord. 3672 - 8/5/02)
  - a. The use is located on a lot at least five (5) acres in area;
  - b. No building is located within 25 feet of a side lot line; and
  - c. The use is located no closer that 1,000 feet to any other boarding school, college, seminary, convent, monastery, residential-care home, nursing home, or congregate elderly housing facility.
- 3. Golf courses, including uses normally ancillary to such uses, such as restaurants, but not including commercially operated driving ranges or miniature golf courses,

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provided that such ancillary uses, parking and all structures are located at least five hundred (500) feet from any lot line;

4. Governmental uses;
5. Horse stables, provided that:
  - a. The stable is located on a lot at least three (3) acres in area;
  - b. A minimum of one (1) acre of the lot is devoted exclusively to horses;
  - c. A fence of not less than five and no more than six (6) feet high is maintained around the paddock, pasture or other area where a horse would be left unattended; (8/02)
  - d. A minimum of one hundred fifty (150) feet separates the stable and horse fence from any property line; and
  - e. A waste management plan for controlling manure is approved.
6. Medium-sized residential-care homes with 6, 7 or 8 residents provided that:
  - a. The use is licensed by the applicable State agency; and (8/02)
  - b. The home is located no closer than 660 feet to any other residential-care home, nursing home or congregate elderly housing facility;
7. Places of worship ~~with~~ which may include overnight shelter for up to eight (8) adults, provided that no building is located within 25 feet of a side lot line.
8. Private marinas, slips and docks, provided that:
  - a. Only those commercial uses that are accessory to the marina are located on the premises; and
  - b. Public fishing is permitted from the marina dock.
9. Public utility structures, other than electrical generating facilities, provided that:
  - a. No building is located within 25 feet of a side lot line;
  - b. The facility is constructed and operated to comply with all applicable local, state and federal regulations;
  - c. No above-ground structure for the treatment or disposal of wastewater and no surface disposal of wastewater is located within 300 feet of any stream or other body of water or any existing or proposed dwelling; and
  - d. The standards of Section 6-311 are met for the applicable structures/

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utilities.

10. Residential planned development, provided that:
- a. No more than one (1) dwelling for every one (1) gross acre of land is permitted, unless a critical and sensitive area located on the map identified in the Village's Comprehensive Plan is present on the parcel proposed for development, in which event smaller lots may be permitted, provided that:
    - 1. the overall net density is not increased;
    - 2. no lot has an area of less than 35,000 square feet; and
    - 3. the side setback is at least 25% of the width of the lot.
  - c. Buildings are oriented to provide views of common open space, forests, valleys, ponds and hills to the maximum extent practicable; and
  - d. Streets are designed to provide a variety of views and approaches.

~~8. Subsection Deleted (Ord. 3672 - 8/5/02)~~

- D. Minimum Lot Sizes.** Except as provided by special use permit, no principal use in the E-1 District shall be permitted on a lot less than one acre (43,560 square feet) in area and a width of less than 150 feet. Lots fronting cul-de-sac bulbs shall have a minimum lot width of fifty (50) feet at the right-of-way line and meet zoning district lot width at the front setback.

(Ord. 3672 - 8/5/02)

- E. Setbacks.** The following setback standards shall apply in the E-1 District. For square corner lots, the "front" setback shall be considered to be the yard where the main door is located; the other yard shall therefore be considered to be the "side" setback. ~~a width of less than 150 feet, adding 10% for a corner lot width.~~ (Ord. 2959-11/18/96)

(8/02)

1. **Front.**
- a. Abutting a major or minor arterial: Fifty (50) feet from the property line or one hundred (100) feet from the center line of the right-of-way, whichever distance is greater. (Ord. 3070-10/20/97)
  - b. Abutting a major collector: Fifty (50) feet from the property line or ninety (90) feet from the center line of the right-of-way, whichever distance is greater. (Ord. 3070-10/20/97)
  - c. Abutting all other streets: Fifty (50) feet from the property line or eighty (80) feet from the center line of the right-of-way, whichever distance is greater. (Ord. 3070-10/20/97)
2. **Side and Corner Side.** (Ord. 4183 - 9/18/06)

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- a. Major or minor arterial: Fifty (50) feet from the property line or one hundred (100) feet from the center line of the adjacent right-of-way, if any, whichever distance is greater.
  - b. Major collector: Fifty (50) feet from the property line or ninety (90) feet from the center line of the right-of-way, if any, whichever distance is greater.
  - c. All other streets: Twenty-five (25) feet from the property line or fifty (50) feet from the center line of the right-of-way, if any.
  - d. Side yards with side loading garages shall be a minimum of twenty (20) feet and the driveway must be a minimum of three (3) feet from the nearest side property line. Any associated retaining wall cannot exceed two (2) feet in height, nor be closer than three (3) feet to the nearest side property line.  
(Ord. 3199 - 11/16/98)
3. **Rear.** All lots: Fifty (50) feet from the property line or ninety (90) feet from the center line of the adjacent right-of-way, if any, whichever distance is greater.  
(Ord. 3070-10/20/97)

**F. Lot Coverage.** ~~No more than twenty percent (20%) of the area of the lot may be occupied by structures.~~ **No more than twenty-five percent (25%) of the area of the parcel for the proposed development's principal structure (e.g. house) and its associated pavement and all accessory uses shall be impervious. For places of worship no more than seventy percent (70%) of the area of the parcel proposed for development shall be impervious. For the purposes of lot coverage determination, with regard to detention/ retention areas, lot coverage:**

1. **For dry bottom and wetland bottom detention/ retention areas shall be considered impervious below the level of the invert of the outlet;**
2. **For wet bottom detention/ retention areas shall be considered impervious below the normal water line.**

**G. Height.** No structure may exceed thirty-five (35) feet to the mean height of the roof.  
(Ord. 4210-12/18/06)