

**Sec. 7-9-67. E4 "Small Estates" District Regulations.**

All references to this section shall include sections 7-9-67.1 through 7-9-67.8.

**Sec. 7-9-67.1. Purpose and intent.**

The E4 District is established to provide for the development and maintenance of low-medium density single-family residential neighborhoods in which open spaces and deep setbacks predominate. Only those uses are permitted that are complementary to, and can exist in harmony with, such a residential neighborhood.

**Sec. 7-9-67.2. Principal uses permitted.**

The following principal uses complying with section 7-9-146.10 are permitted.

- (a) Community care facilities serving six (6) or fewer persons and large family day care homes.
- (b) Parks, playgrounds, and athletic fields (noncommercial).
- (c) Single-family dwelling or mobilehome per section 7-9-149.5 (one per building site).

**Sec. 7-9-67.3. Principal uses permitted subject to a site development permit.**

The following principal uses are permitted subject to the approval of a site development permit per section 7-9-150.

- (a) Communication transmitting, reception, or relay facilities.
- (b) Grading and excavation over 5,000 cubic yards per section 7-9-139.
- (c) Public libraries and museums.
- (d) Public/private utility buildings and structures.

**Sec. 7-9-67.4. Principal uses permitted subject to a use permit.**

- (a) The following principal uses are permitted subject to the approval of a use permit by the Zoning Administrator per section 7-9-150.
  - (1) Apiaries.
  - (2) Churches, temples and other places of worship.
  - (3) Country clubs, golf courses, riding clubs, swimming clubs, and tennis clubs.
  - (4) Educational institutions.
- (b) Any other use is permitted which the Planning Commission finds consistent with the purpose and intent of this district per section 7-9-150.

**Sec. 7-9-67.5. Temporary uses permitted.**

Certain temporary uses, permitted per section 7-9-136, include the following:

- (a) Model homes and real estate offices.
- (b) Mobilehome residence during construction of a dwelling.
- (c) Continued use of an existing building during construction of a new building.
- (d) Christmas tree sales.
- (e) Halloween pumpkin sales.

**Sec. 7-9-67.6. Accessory uses permitted.**

The following accessory uses and structures are permitted when customarily associated, with and subordinate, to a permitted principal use on the same building site.

- (a) Uses per section 7-9-137 which include:
  - (1) Accessory building(s) not usable as a guesthouse or second residential unit.
  - (2) Fences and walls.
  - (3) Garages and carports.
  - (4) Patio covers.
  - (5) Swimming pools.
- (b) Signs per section 7-9-144 except no business signs.
- (c) Guesthouse or second residential unit (one per building site) permitted per section 7-9-146.5.
- (d) Noncommercial keeping of pets and animals per section 7-9-146.3.
- (e) Home occupations per section 7-9-146.6.
- (f) Riding and hiking trails.
- (g) Accessory uses and structures which the Director, EMA, finds consistent with the purpose and intent of this district.

**Sec. 7-9-67.7. Prohibited uses.**

Notwithstanding sections 7-9-67.2 through 7-9-67.6, the following uses are specifically prohibited.

- (a) Keeping pets or animals for any commercial purpose unless otherwise provided for by an approved use permit.
- (b) The storage of vehicles, equipment, or products related to a commercial activity not permitted in this district.
- (c) Uses not permitted by sections 7-9-67.2 through 7-9-67.6.

**Sec. 7-9-67.8. Site development standards.**

- (a) Building site area. Ten thousand (10,000) square feet minimum except per section 7-9-126.1.
- (b) Building height. Thirty-five (35) feet maximum except per section 7-9-126.1
- (c) Building site coverage. Thirty-five (35) percent maximum.
- (d) Building setbacks. Per sections 7-9-127, 7-9-128, and 7-9-137.
- (e) Off-street parking. Per section 7-9-145.
- (f) Lights. All lights shall be designed and located so that direct light rays shall be confined to the premises.