

SECTION 13 - RE1 RESIDENTIAL ESTATE I DISTRICT (1 acre)

The purpose of this district is to prevent the excessive concentration of population in areas where a low population density is desirable due to limited community facilities and other factors which may have an economic effect on the county.

13.1 PRINCIPAL PERMITTED USES

The following principal uses are permitted in the Residential Estate I District:

- 13.1.1 Agricultural and horticultural uses such as crop farming, nurseries, greenhouses, and the usual agricultural buildings, except that those activities or operations involving intensive animal or poultry feeding and production shall be excluded.
- 13.1.2 Charitable institutions, hospitals, and nursing homes.
- 13.1.3 Community water works.
- 13.1.4 Golf courses, swimming pools, tennis clubs, and country clubs.
- 13.1.5 Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations storage, equipment buildings, towers, or similar public service uses.
- 13.1.6 Publicly-owned and operated parks, forest preserves, playgrounds, fire stations, community centers, libraries, auditoriums, and recreation areas.
- 13.1.7 Religious facilities, including residences for teachers and religious leaders.
- 13.1.8 Single family dwellings.

13.2 PERMITTED SPECIAL USES

The following special uses are permitted in the Residential Estate I District with the issuance of a special use permit:

- 13.2.1 Commercial recreational areas and camping areas.
- 13.2.2 Cemeteries, provided mausoleums, columbariums, cinerariums, crematories and other similar structures shall be located at least 100 feet from all property lines.
- 13.2.3 Private schools, colleges, and universities.
- 13.2.4 Radio, television and communication towers and transmitters.
- 13.2.5 Woodworking and cabinet shops.
- 13.2.6 Private clubs operated for non-profit purposes
- 13.2.7 In-Home Child Care Facility
- 13.2.8 Wind Energy Generation Systems
- 13.2.9 Home Occupations requiring licensure from an agency, department or similar governing body.

13.3 ACCESSORY USES

The following accessory uses are permitted in the Residential Estate I District:

13.3.1 Buildings and uses customarily incidental to the permitted uses.

13.3.2 Home occupations.

13.4 HEIGHT AND LOT REQUIREMENTS

13.4.1 The height and minimum lot requirements shall be as follows, except as provided in Section 35:

	Lot Area	Lot Width	Front	Side Yard	Street Side	Rear	Maximum Height
Dwelling	1 acre	100'	35'	10'	25'	25'	35'
Other Permitted Use	1 acre	200'	35'	10'	25'	25'	65'
Accessory Buildings	-----	-----	70'	5'	25'	8'	35'