

CHAPTER 1137
ER-2 Estate Residential Districts

1137.03 PERMITTED USES.

In a single-family dwelling zoning district designated as ER-2, no dwellings or land shall be used or changed in use, and no building shall be hereinafter located, erected or structurally altered, unless otherwise provided for in this Zoning Ordinance, except as follows:

- (a) Detached, one-family dwelling. (Ord. 45-89. Passed 5-2-89.)
- (B) CUSTOMARY ACCESSORY USES AND BUILDINGS, PROVIDED SUCH USES AND BUILDINGS ARE INCIDENTAL TO THE PRINCIPAL BUILDING USE AND DO NOT INCLUDE ANY ACTIVITY COMMONLY CONDUCTED AS A BUSINESS. ANY ACCESSORY BUILDING SHALL BE LOCATED ON THE SAME LOT WITH THE PRINCIPAL BUILDING.**

1137.04 CONDITIONAL USES.

(a) In a single-family dwelling district designated as ER-2, the following uses shall be permitted upon approval by the Planning Commission:

- (1) ~~Churches or other similar places of worship, parish houses;~~
- (2) ~~Public parks, public playgrounds and recreation areas operated by membership organizations for the benefit of their membership and not for a profit;~~
- (3) ~~Elementary and secondary schools;~~
- (42) Customary agricultural operations, including the sale of produce raised on the premises, provided such premises is over one acre in area and provided no storage of manure or other odor or dust producing substances is permitted. The harboring or housing of farm animals shall not be permitted within 200 feet of any property line;
- (5) ~~Other customary accessory uses and buildings, provided such uses and buildings are incidental to the principal building use and do not include any activity commonly conducted as a business. Any accessory building shall be located on the same lot with the principal building;~~
- (63) Kennels, excluding those required by State licensed DVMs in the practice of animal medicine and excluding those required by the City in the administration of local, County and State code enforcement. The term "kennel" as used herein means the keeping of five or more animals who are at least three months of age for pleasure, profit, breeding or exhibiting.

(b) All other uses not specifically mentioned in this section and herein are prohibited. (Ord. 23-95. Passed 4-4-95.)

EXHIBIT A