

Worcester County Zoning and Subdivision Control Article

E-1 Estate District

§ ZS 1-203

<https://ecode360.com/14019372>

Purpose and intent. At the time of its original adoption in 1992, this district was intended to protect and preserve the open character of the rural areas and the environmentally sensitive areas of the County and to enhance the estate character of these neighborhoods. However, advancements in technology have allowed for more in-depth analysis of the lands' suitability for development. This technology shows that approximately eighty percent of the current E-1 Estate District lands lie in a hurricane inundation zone. Hazard mitigation planning calls for development to be located outside such areas. Additionally, much of the zoning district borders roadways that will require extensive improvements to maintain adequate levels of service if the properties are developed. For lands zoned E-1 Estate District on the effective date of these regulations it is the intent of these regulations to allow for their orderly development until these regulations are amended to reflect changes in the Comprehensive Plan resulting from its next state-mandated periodic review. It is further the intent of this section that no additional lands shall be included in this zoning district either by a comprehensive rezoning or individual application and that the district shall be eliminated subsequent to the next state-mandated review of the Comprehensive Plan.

Permitted Principal Uses and Structures:

1. Agriculture, including feeding lots, dairy barns, agricultural lagoons, hog houses, noncommercial grain dryers, the raising of livestock, farm offices, commercial and noncommercial greenhouses and nurseries, and noncommercial maintenance, storage and repair facilities, excluding commercial grain dryers.
2. Poultry operations.
3. Roadside stands offering for sale fresh agricultural products, fresh seafood and processed dairy products from locally raised livestock, operated by the property owner or tenant of the premises upon which such stand is located.
4. Single-family dwellings.
5. Manufactured homes subject to the design standards in § ZS 1-314(b).
6. Minor subdivisions.
7. Rural cluster subdivisions.
8. Consolidated development rights subdivisions.
9. Major cluster subdivisions.
10. Golf courses, including golf driving ranges, but not miniature golf courses.
11. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
12. Fishing, trapping, hunting, hunting blinds and wildlife observation structures.
13. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
14. Monopoles up to one hundred fifty feet in height.
15. Small and medium wind energy conversion systems up to a maximum of one hundred fifty feet in height.
16. Spray irrigation fields and storage lagoons for Class II effluent.

Special Exceptions:

1. Firehouses and other public buildings, structures and uses.
2. Schools.
3. Assisted living facilities, provided they are residence-based and serve no more than five clients.
4. Bed and breakfast establishments.
5. Commercial riding and boarding stables for three or more animals.
6. Churches, temples and mosques.
7. Cemeteries, including family burial grounds, chapels and mausoleums.
8. Public and private noncommercial cultural, social and recreational areas and centers, including parks, playgrounds, beaches, community centers, nonprofit environmental conservation and land preservation organization offices, country clubs, swimming pools, and golf courses, but excluding summer camps, marinas and boat landings.
9. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
10. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
11. Dredge spoil disposal sites.
12. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
13. Monopoles over one hundred fifty feet in height, but not exceeding one hundred ninety-nine feet, and freestanding towers up to one hundred fifty feet in height.
14. Small and medium wind energy conversion systems up to a maximum of one hundred fifty feet in height.
15. Large solar energy systems.
16. Day-care centers.
17. Aquaculture.
18. Structures and storage yards for marine activities, including dry storage of seaworthy boats in operable condition and light maintenance facilities for engine, hull, deck and interior repairs and painting; all light engine maintenance shall be conducted within an enclosed building.
19. On a farm, the accessory use of a principal agricultural structure or use of land for the commercial hosting of non-agricultural functions and events (weddings, birthday parties, etc.).
20. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the E-1 District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.