

Appendix A - Town of Esperance - Use and Area Schedule

District	Permitted Uses	Special Uses	Prohibited Uses	Area Regulations
Ag - Rural Res (R-1 & R-2)	<ol style="list-style-type: none"> 1. Customary agricultural use, including the keeping of domestic farm animals in buildings and structures not less than 200 feet from any existing neighboring residential dwelling. 2. Single-family dwellings. 3. Municipal parks and playgrounds, fire houses, religious institutions. 4. Non-boarding public educational institutions. 5. Roadside stands for the sale of products grown on-premises. 6. Two-family dwellings. 7. Kennel, Residential Individual 8. Outdoor wood burning furnace 	<ol style="list-style-type: none"> 1. Multi-family dwellings. 2. Campgrounds and camps operated as such on an annual or seasonal basis, but not on a temporary or occasional basis. 3. Commercial summer camps and retreats operated as such on an annual or seasonal basis, but not on a temporary or occasional basis. 4. Public swimming, tennis and similar clubs operated as such on an annual or seasonal basis, but not on a temporary basis. 5. Transmission stations and towers, public utility installations. <ol style="list-style-type: none"> 5a. Telecommunications Facilities.** 6. Veterinary clinics, commercial hobby and private kennels. 7. Airports and landing fields. 8. Commercial stables and riding academies operated as such on an annual or seasonal basis, but not on a temporary or occasional basis. 9. Commercial cemeteries. 10. Golf courses. 11. Commercial extraction of soil, sand, gravel, peat or stone. 12. Saw mills. 13. Kennels, Commercial Breeder, Hobby, and Private. 14. Slaughterhouse 15. All special uses in the R-3 District. 16. Farm Stores* 17. Restaurants/Cafes* 	<p>Any use in 12.1.3 Explicitly Prohibited Uses and any use not listed as a permitted or special use in the District.</p>	<ol style="list-style-type: none"> 1. Minimum lot area shall be 1.5 acres. 2. Minimum lot width shall be 200 ft. 3. Minimum lot depth shall be 200 ft. 4. Maximum lot coverage shall be 25%. <p><u>Minimum Setback/Height:</u></p> <ol style="list-style-type: none"> 1. <i>Minimum front yard shall be 50 ft.</i> 2. <i>Minimum side yard shall be 30 ft.</i> 3. <i>Minimum side yard on corner lot shall be 50 ft.</i> 4. <i>Minimum rear yard shall be 50 ft.</i> <p><u>Maximum Height:</u> Maximum building height shall be 2.5 stories or 35 ft. (There shall be no height restriction for churches, or buildings or structures used for agricultural purposes. Telecommunications towers follow telecommunications review procedure)</p>

* These uses are permitted only when products are related to the farm operation

**These uses are subject to paragraphs 13.2 Special Use Permits for Telecommunications Facilities.

No more than one principal structure is allowed on a lot (unless residential in accordance with 5.3.1)