

Appendix A - Town of Esperance - Use and Area Schedule

District	Permitted Uses	Special Uses	Prohibited Uses	Area Regulations
Hamlet (R-3)	<ol style="list-style-type: none"> 1. Single-family dwellings. 2. Two-family dwellings. 3. Fire houses, religious institutions. 4. Kennel, Residential Individual 5. Municipal parks and playgrounds. 6. Non-boarding public educational institutions. 7. Customary agricultural uses including the keeping of domestic farm animals in buildings and structures no less than 200 feet from any existing neighboring residential dwelling. 8. Outdoor wood burning furnance (if parcel is more than one acre) 	<ol style="list-style-type: none"> 1. Private non-boarding educational institutions. 2. Day care or nursery schools. 3. Hospitals 4. Nursing care, rest and convalescent homes. 5. Libraries and museums. 6. Clubs and organizations 7. Public utility installations 8. Multi-family dwellings 9. Bed and Breakfast 10. Outdoor wood burning furnance (if parcel is less than one acre) 	<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 40,000 sq. ft. 2. Minimum lot width shall be 150 ft. 3. Minimum lot depth shall be 150 ft. 4. Maximum lot coverage shall be 30%. <p><u>Minimum Setback/Height:</u></p> <ol style="list-style-type: none"> 1. Minimum front yard shall be 40 ft. 2. Minimum side yard shall be 30 ft. 3. Minimum side yard on corner lot shall be 40 ft. 4. Minimum back yard shall be 40 ft. <p><u>Maximum Height:</u> Maximum building height shall be 2.5 stories or 35 ft. There shall be no height restriction for buildings or structures used for agricultural purposes. Telecommunications towers follow telecommunications review procedure)</p>

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