Section 3.190 SR - SUBURBAN RESIDENTIAL

Section 3.191 Purpose. To allow existing development patterns to continue until municipal sewer facilities are provided. The raising of livestock will be allowed. Density shall not exceed four dwelling units per acre.

Section 3.192 Outright Uses Permitted. In a SR Zone, the following uses and their accessory uses are permitted outright:

1. Single family dwelling.
2. Home occupations.
3. Public and semi-public buildings essential to the physical and economic welfare of an area, such as fire stations, substations and pump stations. Interior yards for these uses shall be a minimum of 25 feet in width. No stock-piling or storage of materials shall be allowed.
4. Dish antennas subject to provisions in Section 4.028.
5. Family day-care provider.
6. Residential home.
7. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.
8. Accessory Dwelling Unit (see general and specific provisions in Article 4).

Section 3.193 Review Uses and Activities in an SR Zone. The following uses and accessory uses after the Planning Commission determines that the proposed use or activity complies with the procedures set forth in Section 6.032 through Section 6.050, excluding Section 6.033 and 6.042.

1. Agriculture uses or any other enterprises customarily carried on in the field of general agriculture.
2. Stands for the display and sale of only those products raised upon the same premises provided it does not exceed an area of 200 square feet. Four off-street parking spaces shall be provided in accordance with Section 4.100.

Section 3.194 Conditional Uses Permitted. In an SR Zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6.

1. Church and other religious structures.
2. Primary, elementary, junior and senior high schools, or a higher education institution.
3. Community meeting building.
4. Cemetery.
5. Golf courses, except commercial driving ranges or miniature golf course.
6. Public park, playground or other similar publicly owned recreational use.
7. Utility substation.
8. Dog kennels.

9. Homes for the aged, nursing homes and hospitals.
10. Radio towers and transmitters.
11. Riding academies.
12. Day nurseries.
13. Manufactured home on an individual lot when placed upon a permanent foundation and subject to Section 4.135. This section does not apply to land designated as a historic district or land adjacent to a historic landmark.
14. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
15. Public facilities such as Fire Stations, Police Stations, or Ambulance Substations. (ORD. No. 99-11)

Section 3.195 Prohibited Uses. All uses not permitted outright or as conditional uses under Section 3.018 and 3.018 (a).

Section 3.196 Standards. In a SR Zone, the following standards shall apply:

1. Lot Size: Lot area shall be a minimum of 10,000 square feet.
2. Front Yard: A front yard shall be at least 20 feet.
3. Side Yard: A side yard shall be at least 5 feet except on corner lots a side yard abutting the street shall be at least 10 feet.
4. Rear Yard: A rear yard shall be at least 15 feet.
5. Height Restriction: Maximum height of a residential structure shall be 35 feet. Maximum height of an agricultural building shall be 40 feet.
6. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 35 percent of the total area of the lot.
7. Off-Street Parking: As specified in Section 4.100.
8. All uses shall comply with applicable supplementary provisions in Article 4.
9. Land divisions that would create parcels less than five acres in size shall be permitted only if municipal sewer and water service are available. All land divisions that would create parcels over 5 acres in size, regardless of the availability of municipal water and sewer, shall be reviewed to insure that the proposed parcel layout (i.e., relationship to roads, easements and utilities) and building placement is such that the parcel can be re-divided at urban densities.