

CHAPTER 5 SUBURBAN RESIDENTIAL DISTRICT (SR)

SECTION 5.10 INTENT AND PURPOSE

A. INTENT

The intent of this zoning district is to primarily accommodate residential land use with single-family detached dwellings and two-unit single-family attached dwellings on typical suburban character lots in areas that are served by public water and sewer or are within future service areas. This zoning district also allows for limited civic and recreational uses. Characteristics of lands zoned SR include subdivisions and site condominium developments with curvilinear and grid pattern street systems with moderate connectivity between neighborhoods and commercial areas, as well as sidewalks and community amenities.



B. PURPOSE

This section includes the dimensional requirements for lots and the requirements for the location and size of principal buildings and structures.

SECTION 5.20 REQUIREMENTS

A. LAND USE

See Chapter 15 for all land use regulations and requirements. Further restrictions may apply.

B. BUILDING REQUIREMENTS

See Chapter 16 for all building requirements.

C. DIMENSIONAL REQUIREMENTS

1. **Lots.** All residential lots shall meet the minimum area, dimensional, and width requirements of Table 5.20 C. Lots shall not be created or changed in size or dimension except in conformance with these requirements.
2. **Buildings.** All placement of buildings shall conform to the minimum dimensional and sizing requirements listed in Table 5.20 C.
3. **Accessory Buildings.** See Section 18.20.

TABLE 5.20 C: SR DISTRICT DIMENSIONAL REQUIREMENTS		
Lot Requirements		
Min. Lot Area (see Section 3.30 D)		12,000 s.f.
Min. Lot Width (see Section 3.30 D)		80
Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Dwelling Unit Area for Single-Family Detached (see Section 3.20 D)	One (1) Story Dwelling	1,080 s.f.
	Two (2) Story Dwelling	650 s.f. first story and 550 s.f. second story
Min. Dwelling Unit Area in for Single-Family Attached Buildings (see Section 3.20 D)		720 s.f.
Min. Bldg. Width of any Side (see Section 3.20 E)		24 ft.
Max. Number of Units per Building		2
Min. Setbacks (see Section 3.40)	Front	35 ft.
	Street Side	25 ft.
	Side	8 ft.
	Rear	35 ft.
Non-Residential Principal Buildings		
Max. Building and Structure Height	Height (see Section 3.20 A & C)	35 ft.
	Stories (see Section 3.20 B)	2.5 stories
Min. Setbacks (see Section 3.40)	Front	50 ft.
	Street Side	50 ft.
	Side	25 ft.
	Rear	25 ft.

SECTION 5.30 SINGLE-FAMILY ATTACHED DWELLING UNITS

See Section 16.30 for limitations and locational requirements.