

2.11 Suburban Residential District (SR)

2.11:1 Purpose

To provide for large-lot rural residential environments at housing densities consistent with the physical characteristics of the areas in which these development patterns occur.

2.11:2 Principal Uses Permitted Outright

1. Single-family dwelling, including mobile home.
2. Agriculture, but not including intensive livestock, poultry, or fur-bearing animal production.
3. Home occupation.

2.11:3 Conditional Uses

1. Agricultural produce stand.
2. Public or private school.
3. Golf course, country club, swimming club, or tennis club.
4. Community center, fraternal, or lodge building.
5. Cemetery.
6. Buildings and uses of a public works, public service or public utility nature, but not including equipment storage or repair yards, warehouses, or related activities.
7. Church.
8. Excavation, removal, and processing of sand, gravel, stone, loam, dirt, or other earth or natural materials.
9. Hospital, sanitarium, rest homes, home for the aged, nursing home, convalescent home, or retirement home.
10. Temporary sales or development office for subdivisions, planned unit developments, or mobile home parks.
11. Planned districts conforming to PD requirements of

this ordinance.

12. Mobile home park.
13. Kennel.
14. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent properties than, and of the same type and character as, the above listed uses.

2.11:4 Density Provisions

Density provisions for the SR district are as follows:

1. Maximum number of dwelling structures for permanent living permitted per lot: 1.
2. Maximum height of buildings: 2 story but not to exceed 40 feet.
3. Minimum area of lot: 20,000 square feet or larger if deemed necessary by the health officer and planning director for protection of public health.
4. Minimum width of lot: 100 feet.
5. Minimum front yard depth: 20 feet.
6. Minimum side yard width: 5 feet.
7. Minimum rear yard required: 20 feet.

2.11:5 Accessory Uses Permitted

1. Uses customarily incidental to a principal use permitted outright, such as private garages or parking areas for non-commercial vehicles only, but not including any business, trade or industry.
2. The renting of rooms by the resident owner for lodging purposes only and for the accommodation of not more than 2 roomers in a dwelling unit.

2.11:6 Signs

Non-flashing residential name plates not exceeding 64 square inches bearing only the name and address of the occupant; non-flashing bulletin boards or signs not exceeding 30 square feet for quasi-public institutional or other buildings. See also Section 4.5.

2.11:7 Parking

Minimum of one off-street parking space per dwelling.
See also Section 4.2.