

Sec. 14.102.3 SR, Suburban Residential

A. Development Standards. Table 14.102.3-1, *Development Standards*, below, establishes the standards for developing new conventional neighborhoods in this zoning district. See Sec. 14.102.13, Non-Conventional Neighborhood Development Standards, for developing cluster and planned neighborhoods. Permitted nonresidential uses shall be developed in accordance with the standards in Sec. 14.102.8, GC, General Commercial.

Max. Dwelling Units per Acre	1.00
(A) Min. Lot Area	1 acre
(B) Min. Lot Width	125 feet
(C) Min. Street Setback	40 feet
(D) Min. Interior Side Setback	20 feet
(E) Min. Exterior Side Setback	25 feet
(F) Min. Rear Setback	60 feet
(G) Max. Building Coverage (%)	NA ¹
Max. Height	35 feet
Min. Open Space Ratio ² (%)	15

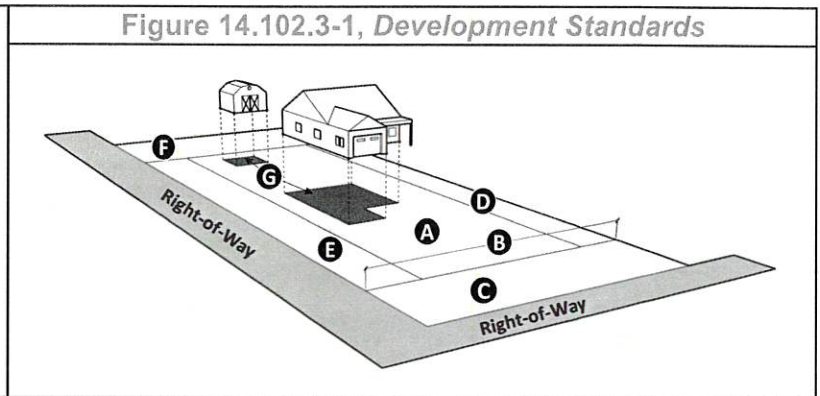


TABLE NOTES: ¹NA = Not Applicable; ²Per subdivision, not per lot.

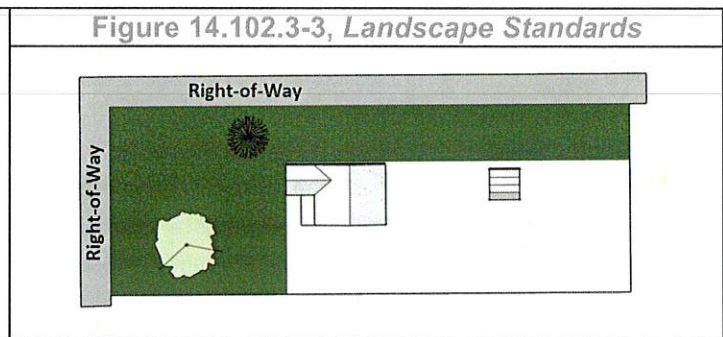
B. Land Uses and Off-Street Parking. Table 14.102.3-2, *Permitted Uses and Minimum Off-Street Parking Spaces*, shows the uses and use categories in a Conventional neighborhood type that are permitted by-right or require a Conditional Use Permit. Section 14.902, Definitions, lists the specific uses that compose each use category. Sec. 14.102.12, Housing Types and Non-Conventional Neighborhood Types, lists permitted uses and use categories for Cluster and Planned Neighborhoods. Any unlisted use or use category is prohibited in this zoning district. Associated minimum off-street parking spaces apply to both conventional and non-conventional neighborhood types. See Section 14.203, Parking, Loading, Stacking, and Access, for more detailed provisions.

Permitted by Right	Min. Off-Street Parking Spaces	Conditional Use Permit	Min. Off-Street Parking Spaces
Dwelling, single-family detached	2 per dwelling unit	Bed and breakfast home	2 per dwelling unit plus 1 per guest room
Family home or Foster home	1 per employee on largest shift; minimum of 3	Campground or recreational vehicle park	2 per park site
Educational Facilities Use Category except as follows:	1 per 10 students plus 1 per employee on largest shift	Day Care Use Category	1 per 10 enrolled persons plus 1 per employee on largest shift
- High school	1 per 4 students plus 1 per employee on largest shift	Group Living Use Category except as permitted by right and except as follows:	1.5 per bedroom
Government Facilities Use Category	No minimum	- Group home for the physically and/or mentally disabled, that is not considered a single-family residence	1 per employee on largest shift; minimum of 3
Minor Utilities Use Category	No minimum	Major Utilities Use Category	1 per on-site employee or visitor
Parks and Open Areas Use Category	1 per 2 acres; Min. 10 spaces	Place of Assembly Use Category	1 per 350 sq ft or 1 per 4 seats in assembly area, whichever is greater

TABLE NOTES: sq ft = square feet

C. Landscaping and Buffering. Table 14.102.3-3, *Landscape Standards*, provides general standards for conventional neighborhood residential development in this zoning district on properties less than two acres in lot area. See Section 14.204, Trees, Landscaping, and Buffering, for more detailed provisions.

Min. Canopy or Evergreen Trees in street yard area per 50' of Street Frontage ^{1, 2}	0.375
Min. Ornamental Trees in street yard area per 50' of Street Frontage	0.25
TABLE NOTES: ¹ For corner lots, applies to the narrower of the two street frontages only. ² The resulting number of trees shall be rounded up to the nearest whole number. For example, a corner lot with 125 feet of frontage on one street and 350 feet frontage on another requires 1 canopy trees and 1 ornamental.	



D. **Signs.** Table 14.102.3-4, *Permitted Sign Types*, establishes the sign types that require or do not require a sign permit and contains a cross-reference to sign type standards. Sign types not listed are prohibited in this zoning district. See Section 14.205, *Signs*, for more detailed provisions. If there is a conflict between the table below and the provisions of Section 14.205, then Section 14.205 controls.

Sign Type	Residential Use	Nonresidential Use	Standards
Access	NP	P*	Sec. 14.205.4
Development Entry	P	P	Sec. 14.205.4
Flag	P*	P*	Sec. 14.205.4
Monument	NP	P	Sec. 14.205.4
Wall	P*	P	Sec. 14.205.4
Window	P*	P	Sec. 14.205.4
Temporary	P*	P*	Sec. 14.205.5

TABLE NOTES: P = Permitted and sign permit required; P* = Permitted and no sign permit required; NP = Not permitted

Effective on: 5/20/2019
