

ARTICLE XII
(SR-1, SR-2, SR-3) SUBURBAN RESIDENTIAL DISTRICTS

Section 12.01 Purpose

These districts are established to provide for a variety of suburban-type and “in town” single-family residential developments are relatively low densities typical of contemporary suburban environments. It is the intent of the SR Districts to discourage large concentrations of intensive development where that density would be inconsistent with the existing character of the area.

Section 12.02 Permitted Uses

- A. One-family detached dwellings.

Section 12.03 Accessory Uses

- A. Private detached garages or carports.
- B. Tool and/or garden sheds, playhouses and/or similar structures, subject to the requirements of Section 32.01 of this Ordinance.
- C. Private swimming pools, for primary use by occupants of the principal use of the property on which the pool is located, and subject to the provisions of Section 32.02 of this Ordinance.
- D. Temporary building for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.

Section 12.04 Conditional Uses

- A. Home occupations, subject to the regulations of Section 32.05 of this Ordinance.
- B. Public parks and open space.
- C. Public playgrounds
- D. Two-family residences in the SR3 District only, provided such residences meet the development standards for like uses in the AR District.

Section 12.05 Development Standards

The principal development standards for the SR-1, SR-2 and SR-3 Districts shall be as shown on the following page:

SUBURBAN RESIDENTIAL (SR-1, SR-2, SR-3) DISTRICTS DEVELOPMENT STANDARDS

	SR-1	SR-2	SR-3
MINIMUM LOT AREA	20,000 SF	10,400 SF	7,5000 SF
MINIMUM LOT WIDTH 100	80	60	
MINIMUM LOT WIDTH (CURVING STREET/CUL-DE-SAC)	60	45	35
MINIMUM SIDE YARD WIDTH	10	8	6
MINIMUM SUM OF SIDE YEARS	25	20	15
MINIMUM FRONT YARD DEPTH	30	30	25
MINIMUM REAR YARD DEPTH	40	30	25
MAX.% OF LOT COVERAGE (PRINCIPAL BLDG)	30%	35%	40%
MAX. BLDG HEIGHT	40	40	40