

9A-4-5: SR-1 SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT:

A. Intent: The SR-1 suburban residential single-family district (the "SR-1 district") is intended to provide for spacious single-family residential development on lots served by public streets, sewer and water systems. The SR-1 district is intended to create an atmosphere allowing a lower density and a more open residential feeling located between traditional and larger estate districts. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential district.

B. Permitted Uses: Subject to all of the requirements of this section, it shall be unlawful to use or occupy any building, structure or premises in the SR-1 district for any purpose other than the following and the accessory uses and special uses set forth in subsections C and D of this section:

One single-family detached dwelling per lot.

C. Accessory Buildings And Uses: Subject to the area requirements set forth below, only one each of the following buildings or structures shall be permitted as accessory uses within the SR-1 district:

Automobile garages.

Children's playhouses and play equipment.

Gazebos and similar structures.

Private basketball and tennis courts.

Private greenhouses.

Private swimming pools for the use of the lot owners and their guests.

Sheds, tool houses, and similar nonresidential buildings customarily incidental to the residential use of the principal structure.

Storm water detention facilities and ponds not used for recreational purposes. (Ord. 90-O-19, 9-13-1990)

D. Special Uses: Only the following special uses may be allowed within the SR-1 district, subject to the issuance of a special use permit in accordance with the provisions of section 9A-1-5 or 9A-1-5-1 of this title in the case of planned unit developments:

Planned unit developments in accordance with section 9A-1-5-1 of this title.

Public libraries.

Public parks or playgrounds.

Religious institutions and their accessory uses.

Storm water detention and retention facilities.

The following educational institutions: public and private elementary and high schools. (Ord. 19-O-2004, 7-8-2004)

E. General Provisions: Uses in the SR-1 district shall conform to the following requirements:

1. Lot Size: Each lot within the SR-1 district shall be a minimum of fifteen thousand (15,000) square feet in area. Lots of not less than fourteen thousand (14,000) square feet in area may be permitted in residential subdivisions containing five (5) or more lots, provided that the average lot area of such subdivision is not less than fifteen thousand (15,000) square feet in area.

2. Lot Width: Each lot shall be a minimum of eighty five feet (85') in width, as measured at the front yard setback line.

3. Required Yards: The following yards are required for development within the SR-1 district:

a. Front Yard: In order to provide design diversity within the SR-1 district, the required setbacks of the principal structures shall alternate between thirty five feet (35') and forty feet (40') on abutting lots between corner lots, subject to the following:

(1) All corner and through lots shall have a thirty five foot (35') setback on each public street right of way;

(2) Alternation of front yard setbacks shall begin within the lot abutting a corner lot and proceed the length of the block;

(3) Where block faces have an even number of lots, a lot adjacent to a corner lot may have a thirty five foot (35') setback; and

(4) Any yard which abuts a public street right of way shall be deemed a front yard.

b. Side Yards: Side yards of a minimum fifteen feet (15') shall be required for all lots in the SR-1 district, subject to the following additional requirements:

(1) Any swimming pool, pond, tennis court, basketball court or flagpole, or other permitted accessory use located within the yard shall be set back a minimum of twenty five feet (25') from any lot line not abutting a public street right of way; and

(2) Any driveway shall be set back a minimum of five feet (5') from any side lot line.

c. Rear Yards: The required yard setback shall be fifty feet (50') for lots with a thirty five foot (35') front yard setback and forty five feet (45') for the lots with a forty foot (40') front yard setback.

4. Permitted Obstructions In Yards: The following shall be allowed within any yard:

a. Landscaping, including trees, shrubbery, and other flora;

b. Berms not exceeding four feet (4') in height; and

c. Statuary.

5. Height Of Building: No structure shall exceed a maximum height of thirty feet (30').

6. Floor Area Ratio: In order to minimize storm water drainage problems and to provide proper architectural scale, the gross floor area of all principal and accessory buildings shall not exceed twenty three percent (23%) of the gross lot area.

7. Lot Coverage-Structures: In order to minimize storm water drainage problems and to provide for proper architectural scale no more than thirty three percent (33%) of a lot may be covered by structures.

8. Lot Coverage-Structures And Impervious Surfaces: In order to minimize storm water drainage problems no more than forty five percent (45%) of gross lot area may be covered by impervious surfaces or structures.

9. Minimum Single-Family Dwelling: Each single-family detached dwelling within the SR-1 district shall contain at least two thousand two hundred (2,200) square feet of livable floor area, exclusive of basements.

10. Fences And Walls: No fence or wall shall be permitted in any front yard. Fences constructed in any yard other than a front yard shall not exceed a height of six feet (6'), except as set forth in this section for the screening of recreational vehicles and boat storage areas. All fences shall be constructed of natural materials (wood, brick or stone) with finished sides facing outward from lot. In residential districts where properties are adjacent or border the following: interstate 294, LaGrange Road, or its ramps, such open or solid fences shall not exceed ten feet (10') in height.

11. Special Regulations: The following special regulations and conditions shall apply within the SR-1 district:

a. All exterior lighting shall be shaded or directed inward so that no glare is cast upon adjacent lots or public rights of way; (Ord. 90-0-19, 9-13-1990)

b. Each single-family detached dwelling in the SR-1 district shall have a garage providing at least two (2) paved and covered parking areas. Garages shall not be located within any front, side or rear yard and no detached garage shall:

(1) Exceed a height of fifteen feet (15') measured at the highest point of the garage;

(2) Incorporate the use of gambrel or mansard roofs; or

(3) Contain an interior floor area in excess of six hundred fifty (650) square feet for a two (2) car garage or in excess of eight hundred fifty (850) square feet for a three (3) car garage.

c. Truck parking is limited only to those vehicles no larger than those vehicles required under state law to post "B" commercial vehicle or "RV" recreational vehicle license plates;

d. The outdoor storage of recreational vehicles or boats shall not be allowed within any front, side or rear yard and shall be subject to the following:

(1) Recreational vehicle or boat storage areas shall be established only within the buildable area of the lot and located in a landscaped area between the principal structure and the rear yard setback line;

(2) Recreational vehicle and boat storage areas shall be paved and visually screened from view from any adjacent lot or public right of way; and

(3) Screening of such storage areas shall be by fencing or by the planting of visually impermeable coniferous vegetation which, notwithstanding the fencing requirements set forth in subsection E10 of this section shall not be less than seven feet (7') nor greater than twelve feet (12') in height. (Ord. 90-0-19, 9-13-1990)

e. No deck shall:

(1) Extend into any front yard beyond the main building;

(2) Extend into any required side yard; or

(3) Extend into an easement. (Ord. 94-0-3, 2-24-1993)

9A-4-6: SR-2 SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT:

A. Intent: The SR-2 suburban residential single-family district (the "SR-2 district") is intended to provide for spacious single-family residential development on lots served by public streets, sewer and water systems. The SR-2 district is intended to create an atmosphere allowing a lower density and a more open residential feeling located between traditional and larger estate districts. The permitted uses, lot area, setbacks and other requirements are designed to encourage a quality residential district.