

# SUBURBAN SECONDARY SUBURBAN

## Article 15. Suburban Zone (S-1)

### Sec. 9-2.1501. Purpose (S-1).

The purpose of the Suburban Zone (S-1) is to provide for dwelling units at the ratio of one to three (3) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1502. Uses (S-1).

- (a) The following uses shall be permitted in the Suburban Zone (S-1):
- (1) One dwelling unit; one guest house; and one additional detached dwelling unit on any parcel of twice or more the minimum lot area; and
  - (2) Child day care homes, limited child day care homes, limited residential community care facilities, home businesses, small animal husbandry, and horticulture.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
- (1) Bed and breakfast inns, child day care facilities, community care facilities, 4-H breeding projects and FFA animal projects, nurseries, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
- (1) Dwelling units and manufactured homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985; as amended by § 11, Ord. 86-623, eff. Feb. 6, 1986; and § 2, Ord. 89-716, eff. Oct. 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and § 4, Ord. 93-817, eff. Nov. 11, 1993; and Exh. A, § 8, Ord. 99-924, eff. Nov. 11, 1999; and § 1, Ord. 00-932, eff. June 8, 2000)

### Sec. 9-2.1503. Height (S-1).

No structure in the Suburban Zone (S-1) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1504. Area and width (S-1).

- (a) The minimum net lot area in the Suburban Zone (S-1) shall be one acre.
- (b) The minimum width shall be 120 feet.
- (§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1505. Yards (S-1).

The minimum yard requirements in the Suburban Zone (S-1) shall be:

- (a) Front yards: twenty (20') feet; and
- (b) Side and rear yards: five (5') feet per story; except

- (c) The minimum yard requirements shall be increased as provided in Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985; as amended by § 1, Ord. 91-762, eff. Dec. 13, 1991; and § 4, Ord. 04-998, eff. Feb. 5, 2004)

### Sec. 9-2.1506. Parking and loading (S-1).

Parking and loading in the Suburban Zone (S-1) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

### Sec. 9-2.1507. Signs (S-1).

Signs in the Suburban Zone (S-1) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirement: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Article 16. Secondary Suburban Zone (S-3)**

**Sec. 9-2.1601. Purpose (S-3).**

The purpose of the Secondary Suburban Zone (S-3) is to provide for dwelling units at the ratio of three (3) to ten (10) acres per dwelling unit with provisions for compatible uses.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1602. Uses (S-3).**

(a) The following uses shall be permitted in the Secondary Suburban Zone (S-3):

(1) One dwelling unit; one guest house; and one additional dwelling unit on any parcel of twice or more the minimum lot area; and

(2) Child day care homes, limited child day care homes, limited residential community care facilities, small animal husbandry, large animal husbandry, horticulture, home businesses, and veterinary services.

(b) The following uses shall be permitted subject to the issuance of a special use permit:

(1) Bed and breakfast inns, child day care facilities, community care facilities, places of assembly, public utility facilities, public service facilities, recreation facilities, and schools; and

(2) Home industry, nurseries, and animal breeding and boarding.

(c) The following uses shall be permitted subject to the issuance of a planned development permit:

(1) Dwelling units and manufactured homes, including those in recreation-oriented residential developments, at the ratio of up to one dwelling unit or manufactured home for each unit of minimum lot area within the area of the parcel.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985; and § 12, Ord. 86-623, eff. Feb. 6, 1986; and § 2, Ord. 89-716, eff. Oct. 5, 1989; and § 1, Ord. 92-787, eff. July 16, 1992; and § 3, Ord. 92-800, eff. Jan. 21, 1993; and Exh. A, § 9, Ord. 99-924, eff. Nov. 11, 1999; and § 1, Ord. 00-932, eff. June 8, 2000)

**Sec. 9-2.1603. Height (S-3).**

No structure in the Secondary Suburban Zone (S-3) shall exceed thirty-five (35') feet in height.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1604. Area and width (S-3).**

(a) The minimum gross lot area in the Secondary Suburban Zone (S-3) shall be three (3) acres.

(b) The minimum width shall be 150 feet.

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1605. Yards (S-3).**

The minimum yard requirements in the Secondary Suburban Zone (S-3) shall be:

(a) Front yards: twenty (20') feet; and

(b) Side and rear yards: five (5') feet per story; except

(c) The minimum yard requirements shall be increased as provided in Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter, except as they may be reduced to the requirements of this Section under Section 9-2.419, Yards, of Article 4, General Requirements, of this Chapter.

(§ 3, Ord. 84-593, eff. Jan. 3, 1985, as amended by § 1, Ord. 91-762, eff. Dec. 13, 1991; and §5, Ord. 04-998, eff. Feb. 5, 2004)

**Sec. 9-2.1606. Parking and loading (S-3).**

Parking and loading in the Secondary Suburban Zone (S-3) shall be as required by Section 9-2.414 of Article 4 of this chapter (General Requirements: Parking and loading).

(§ 3, Ord. 84-593, eff. January 3, 1985)

**Sec. 9-2.1607. Signs (S-3).**

Signs in the Secondary Suburban Zone (S-3) shall be as permitted by Section 9-2.416 of Article 4 of this chapter (General Requirements: Signs).

(§ 3, Ord. 84-593, eff. January 3, 1985)