

# 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, including additional quarters; 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 alcohol and drug recovery facilities, 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) Alcohol and drug recovery facilities, 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.
- (d) Telecommunications facilities in the Suburban Zone (S-1) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 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; § 1, Ord. 00-932, eff. June 8, 2000, and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

### 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, width and coverage (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.
- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area, except that on any parcel which is at least one acre in size, each dwelling unit and accessory buildings shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985, § 1 (Exh. A), Ord. 2019-1122, eff. November 14, 2019)

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

The minimum yard requirements in the Suburban Zone (S-1) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

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

(§ 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; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

### 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, including additional quarters; 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 alcohol and drug recovery facilities, 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) Alcohol and drug recovery facilities, 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.
- (d) Telecommunications facilities in the Secondary Suburban Zone (S-3) shall be as permitted in Section 9-2.4105, Permits Required, of Article 41, Telecommunications, of this chapter, except as exempted under Section 9-2.4106, Exemptions, of Article 41, Telecommunications, of this chapter.

(§ 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; § 1, Ord. 00-932, eff. June 8, 2000; and § 2, Ord. 07-1061, eff. December 6, 2007; § 1 (Exh. A), Ord. 2019-1116, eff. February 22, 2019, § 3 (Exh. A), Ord. 2019-1121, eff. November 14, 2019)

### 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, width and coverage (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.
- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area, except that on any parcel which is at least three (3) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

(§ 3, Ord. 84-593, eff. January 3, 1985; § 1 (Exh. A), Ord. 2019-1122, eff. November 14, 2019)

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

The minimum yard requirements in the Secondary Suburban Zone (S-3) shall be as follows, except as modified by Section 9-2.419 of Article 4 of this Chapter (General Requirements: Yards):

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

(§ 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; § 1 (Exh. A), Ord. 2018-1114, eff. November 8, 2018)

### 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)