

Single-family Residential (SR) District

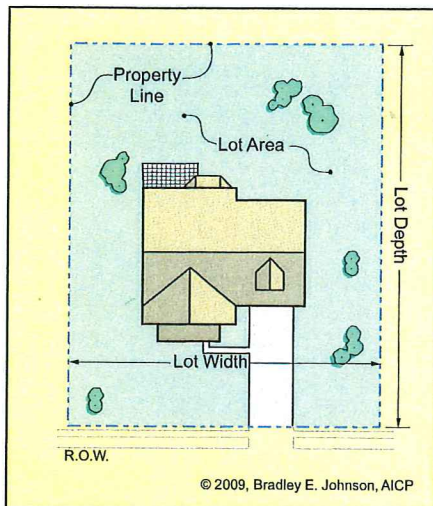
2.11 SR District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The SR (Single-family Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Single-family detached homes on medium sized lots • Medium density <p>Application of SR District</p> <ul style="list-style-type: none"> • Existing and new development • Small to large area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Promote low impact development <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • CO, PR, AG, RE, SR, LR, LA, MR, IS, and NC <p>Plan Commission</p> <ul style="list-style-type: none"> • Use the SR District for existing developments and carefully for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a special exception use only when it is compatible with the surrounding residential areas 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home business (type 1) • recreation-based accessory structure • storage-based accessory structure <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • fair housing facility (small) 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • home business (type 2) • natural resources protection area

Single-family Residential (SR) District

Article
02

2.12 SR District Development Standards



Minimum Lot Area

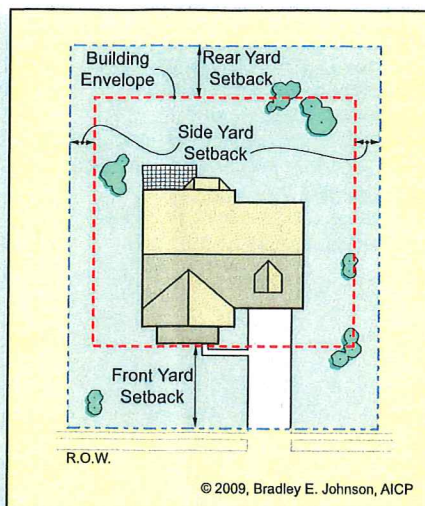
- 12,000 square feet

Minimum Lot Width

- 70 feet

Sewer and Water

- Sanitary sewer required
- Water utility required where available



Minimum Front Yard Setback

- 30 feet for primary and accessory structures

Minimum Side Yard Setback

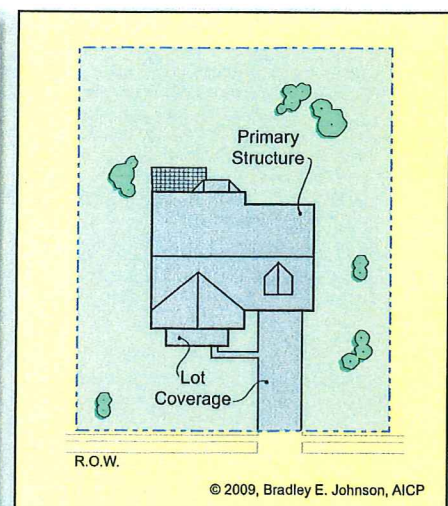
- 10 feet for primary and accessory structures

Minimum Rear Yard Setback

- 30 feet for primary
- 20 feet for accessory structures

Minimum Lake Yard Setback

- 50 feet for primary and accessory structures



Maximum Lot Coverage

- 40% of lot area

Maximum Structure Coverage

- 35% of lot area

Minimum Main Floor Area

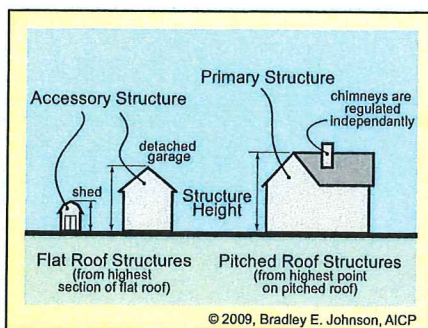
- 800 square feet

Minimum Dwelling Unit Size

- 1,200 square feet

Maximum Primary Structures

- 1 per lot



Maximum Structure Height

- 35 feet for primary structure
- 18 feet for accessory structure
- 2 ½ stories for primary structure
- 1 story for accessory structure

Additional Development Standards that Apply

Accessory Structure (AS)	Home Business (HB)	Recreational Vehicle (RV)
• AS-01 5-5	• HB-01 5-28	• RV-01 5-50
• AS-04 5-7	• HB-02 5-29	Retaining Wall (RW)
Architectural (AR)	Landscaping (LA)	• RW-01 5-52
• AR-01 5-12	• LA-01 5-31	Rural Residential (RL)
Deck (DS)	• LA-02 5-32	• RL-01 5-53
• DS-01 5-13	• LA-03 5-33	Setback (SB)
Density and Intensity (DI)	• LA-06 5-34	• SB-01 5-54
• DI-01 5-15	• LA-07 5-35	• SB-02 5-55
Driveway (DW)	Lighting (LT)	Sewer and Water (SW)
• DW-01 5-16	• LT-01 5-36	• SW-01 5-58
• DW-03 5-18	Lot (LO)	Sign (SI)
Environmental (EN)	• LO-01 5-38	• SI-01 5-59
• EN-01 5-21	Mechanical Equipment (ME)	• SI-03 5-63
Fence (FN)	• ME-01 5-39	Special Exception (SE)
• FN-01 5-22	Outdoor Storage (OS)	• SE-01 5-70
• FN-04 5-24	• OS-01 5-41	Structure (ST)
Floodplain (FP)	Parking (PK)	• ST-01 5-71
• FP-01 5-25	• PK-01 5-42	Temp. Use and Structure (TU)
Floor Area (FA)	• PK-02 5-42	• TU-01 5-74
• FA-01 5-26	Performance (PF)	• TU-03 5-75
Height (HT)	• PF-01 5-46	Utility (UT)
• HT-01 5-27	Pond (PO)	• UT-01 5-77
	• PO-01 5-48	Vision Clearance (VC)
	Public Improvement (PI)	• VC-01 5-78
	• PI-01 5-49	