

SR Suburban Residential District

3.23 “SR” District Intent, Permitted Uses, and Special Exception Uses

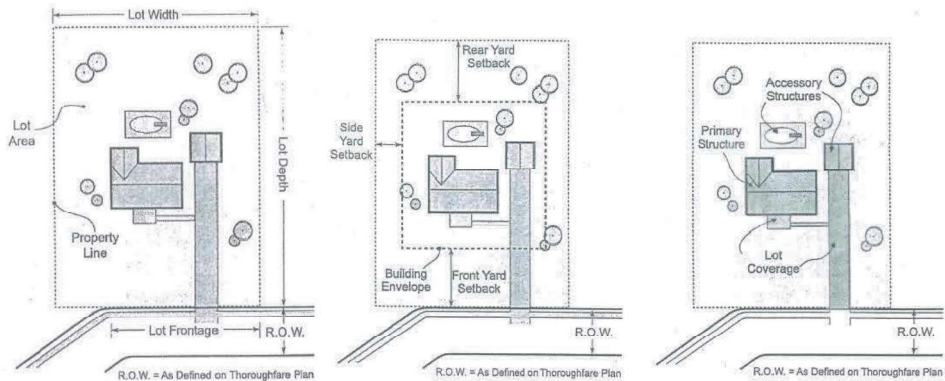
District Intent	Permitted Uses	Special Exception Uses
<p>The “SR” (Suburban Residential) District is intended to provide areas for primarily single- and two-family residential land uses developed in suburban-style subdivisions.</p> <p>This district should be located adjacent to existing developed areas and away from prime agricultural areas. Developments must be connected to centralized sewer and near major roadways.</p>	<p>Residential</p> <ul style="list-style-type: none"> • dwelling, manufactured home • dwelling, single-family • dwelling, two-family • dwelling, accessory • child care (less than 6 children)** • major residential subdivision (subject to requirements of Chapter 5.22) • residential facility for developmentally disabled (small) * • residential facility for mentally ill * <p>Miscellaneous</p> <ul style="list-style-type: none"> • agricultural crop production • home occupation (non-traffic generating) 	<p>Residential</p> <ul style="list-style-type: none"> • bed and breakfast facility • dwelling, multi-family • child care home (6-16 children)** • group home • residential facility for developmentally disabled (large)* <p>Institutional Uses</p> <ul style="list-style-type: none"> • adult day care • cemetery • child care center** • child care ministry** • churches • clinics • community services (ambulance depot, emergency and protective shelters, fire stations, water towers, water treatment plants, etc.) • schools, public or private, primary or secondary <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation (traffic generating)

* As provided by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).

** As defined in IC 12-7-2; state license may be required

SR District

3.24 “SR” District Standards



Minimum Lot Area:

- 15,000 square feet with central sewage
- 7,500 square feet with central sewage & water lines **

Minimum Lot Width:

- 100 feet with central sewage
- 60 feet with central sewage & water lines **

Minimum Lot Frontage:

- 50 feet on a public street with access from said public street
- 35 feet on the radius of a cul-de-sac

Minimum Front Yard Setback:

- 50 feet when adjacent to a Principal Arterial
- 40 feet when adjacent to a Minor Arterial
- 40 feet when adjacent to a Collector or Local Road
- 30 feet when adjacent to a developer-created street **

Minimum Side Yard Setback:

- 7.5 feet for the Primary Structure
- 5 feet for Accessory Structures

Minimum Rear Yard Setback:

- 20 feet for a Primary Structure
- 5 feet for Accessory Structures

Maximum Structure Height:

- 35 feet for Primary Structures
- 20 feet for Accessory Structures

Maximum Lot Coverage:

- Square feet of Primary and Accessory Structures, and impervious surface cannot exceed 50% of the Lot Area

Minimum Floor Area:

- 950 square feet per unit for single-family and two-family dwellings
- 750 square feet per unit for multi-family
- 500 square feet for Accessory Dwellings

** Requires that the lot shall enter onto a new developer created street, built and bonded to the Whitley County Highway Specifications Manual or that all lots enter onto a past developer created street which is dedicated and maintained by Whitley County.

Development Standards that Apply		
Lot/Yard (LY)	Floodplain (FP)	Manufactured Home (MH)
LY-01 Section 5.3	FP-01 Section 5.9	MH-01-08 Section 5.18
Height (HT)	Parking (PK)	Major Residential Subdivisions (RS)
HT-01 Section 5.4	PK-03,05 Section 5.10	RS-01-07 Section 5.22
Accessory Structures (AS)	Loading (LD)	
AS-02 Section 5.5	LD-01 Section 5.11	
Performance Standards (PS)	Sight Triangle Clearance (STC)	
PS-01 Section 5.7	STC-01 Section 5.12	
Environmental (EN)	Home Occupation (HO)	
EN-01,02 Section 5.8	HO-01 Section 5.14	