

ARTICLE 9

SR, SINGLE-HOUSEHOLD RESIDENTIAL ZONING DISTRICTS

901 Purpose

SR (Single-Household Residential) Zoning Districts are established to achieve the following purposes:

- 901.01** To stabilize and protect single-household residential development;
- 901.02** To provide areas for family living at a broad range of densities; and
- 901.03** To provide for residential neighborhoods.

902 Division of SR Zoning Districts

The SR (Single-Household Residential) Zoning District shall be further divided into the following density districts, which are so designated on the Official Zoning District Map and subject to the regulations herein:

- 902.01** SR-36 Acres
- 902.02** SR-18 Acres
- 902.03** SR-10 Acres
- 902.04** SR-174 (4 acres)
- 902.05** SR-87 (2 acres)
- 902.06** SR-43
- 902.07** SR-22
- 902.08** SR-12
- 902.09** SR-8

Existing PR-40 shall be subject to the requirements of the SR-8 Zoning District.

903 Permitted Principal Uses

The following uses shall be permitted in all SR Zoning Districts, provided that they conform to the applicable site development standards for such uses set forth below, and meet any other requirements for such uses found in these Zoning Regulations, such as off-site road and drainage improvements.

Use

- 903.01** All Single-Household Dwellings (Site Built and Factory Built Buildings), excluding Manufactured Homes and Rehabilitated Mobile Homes.
- 903.02** Utility Installations not otherwise exempted by Article 20, other than Electric Generation Plants, Regional Sewage Treatment Plants, Solid Waste Landfills or Incinerators.

- 903.03** Churches or places of religious worship.
- 903.04** Residential Care Homes.
- 903.05** Emergency Vehicle Stations not otherwise exempted by Article 20.
- 903.06** Recreational Facilities, Indoor and/or Outdoor, approved as part of a subdivision review process for subdivision residents and guests only.
- 903.07** Civic, Social, Fraternal, or Business Associations approved as part of a subdivision review process for subdivision residents and guests only.
- 903.08** Unlighted Riding Stables, Commercial, on a minimum site of 10-acres approved as part of a subdivision review process for subdivision residents and guests only.
- 903.09** Community Gardens.

904 Site Development Standards

All uses permitted in SR Zoning Districts shall conform to the following minimum site development standards in addition to the provisions of Article 18:

904.01 Minimum Site Area and Maximum Density

The minimum site area and maximum density are as follows:

District	Minimum Site Area	Maximum Density
SR-36 Acres	36-acres	One dwelling unit per 36-acres
SR-18 Acres	18-acres	One dwelling unit per 18-acres
SR-10 Acres	10-acres	One dwelling unit per 10-acres
SR-174 (4 acres)	4-acres	One dwelling unit per 4-acres
SR-87 (2 acres)	2-acres	One dwelling unit per 2-acres
SR-43	43,560-square feet	One dwelling unit per 43,560-square feet
SR-22	22,000-square feet	One dwelling unit per 22,000-square feet
SR-12	12,000-square feet	One dwelling unit per 12,000-square feet
SR-8	8,000-square feet	One dwelling unit per 8,000-square feet

904.02 Maximum Height

Principal structure	30-feet above grade
Accessory structure	20-feet above grade
Wall or fence	8-feet above grade