

ARTICLE VI. SUBURBAN RESIDENTIAL DISTRICT S-R

Sec. 21-600. Intent.

This district is composed of the majority of the county's population, dwelling units, and high density development. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, and to promote and encourage a suitable environment for family life. The area's primary land uses consist of single-family detached dwellings, duplexes, and apartments on relatively small lots or tracts. These areas contain a majority of the conventional platted subdivision type developments with lots typically two (2) acres or less along state maintained roads or roads built to state standards, where public water and/or public sewer is available or planned (Reference Henry County Comprehensive Plan). Lots may be larger if created within the guidelines of the Henry County Subdivision Ordinance. Uses not consistent with the existing character of this district shall not be permitted.

Sec. 21-601. Permitted uses.

In the Suburban Residential District, structures to be erected or land to be used shall be for one or more of the following uses:

1. Accessory uses and structures. The front setback of all accessory structures shall equal or exceed that of the main structure. The total floor area of all accessory structures shall be less than fifty (50) percent of that of the principal structure. No accessory building may be closer than three (3) feet to any property line. Accessory uses and structures shall not include manufactured or mobile homes, including the storage of unused manufactured or mobile homes. Unless such use is defined as a temporary use, accessory uses and structures shall not include buses, trailer sections of tractor-trailer combinations or any other vehicle or portion thereof designed to transport people or goods on highways.
2. Churches, schools, libraries, parks, playgrounds and athletic fields.
3. Class A home occupations.
4. Facilities and structures necessary for the rendering of public utility service, including poles, distribution transformers, transmission lines and towers, and the like for normal electrical distribution or communication service. Pipelines, conduits, meters, and other facilities for the provision and maintenance of public electrical, gas, water and sewer service.
5. Noncommercial, agricultural raising of crops for home use.
6. Single-family dwellings.
7. Small scale solar energy facilities.

(Ord. of 6-24-03, § 2; Amend. of 7-25-06; Ord. of 3-24-20)

Sec. 21-602. Special use permit uses.

The uses permitted in the Suburban Residential District with a special use permit as approved by the Board of Zoning Appeals are as follows:

1. Class B home occupations.

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2. Multi-family (apartments) and single-family attached (duplexes and townhouse) dwellings.
 3. Nursery schools, day care centers, and family day care homes.
 4. Rest homes.
 5. Riding horse barns.

(Ord. of 8-24-98)

Sec. 21-603. Area regulations.

- A. The minimum required lot area for permitted uses on a lot served by both a public water and public sewage disposal system shall be nine thousand (9,000) square feet.
- B. The minimum required lot area for permitted uses on a lot served by a public sewage disposal system but not a public water system shall be fifteen thousand (15,000) square feet.
- C. The minimum required lot area for permitted uses on a lot served by a public water system but not a public sewage disposal system shall be fifteen thousand (15,000) square feet.
- D. The minimum required lot area for permitted uses on a lot served by neither a public water nor public sewage disposal system shall be twenty thousand (20,000) square feet.
- E. For permitted uses utilizing an individual water or sewage disposal system, the required area for any such use shall be approved by the Health Official. The Administrator may require a greater area if considered necessary by the Health Official.

Sec. 21-604. Setback regulations.

The front setback line shall be located thirty-five (35) feet from any street right-of-way which is fifty (50) feet or greater in width or sixty (60) feet from the centerline of any street right-of-way less than fifty (50) feet in width. This shall be known as the "setback line." No structure shall be constructed or placed closer to the front property line than the setback line.

(Ord. of 1-27-97)

Sec. 21-605. Lot width regulations.

- A. The minimum lot width at the setback line for permitted uses which are served by both a public water and public sewage disposal system shall be seventy (70) feet.
- B. The minimum lot width at the setback line for permitted uses which are served by a public sewage disposal system but not a public water system shall be seventy (70) feet.
- C. The minimum lot width at the setback line for permitted uses which are not served by a public sewage disposal system shall be one hundred (100) feet.

Sec. 21-606. Yard regulations.

- A. *Side.* Each lot shall have two (2) side yards for each main structure. The minimum side yard shall be seven and one-half (7½) feet and the total width of the two (2) required side yards shall be a minimum of fifteen (15) feet.
- B. *Rear.* Each main structure shall have a rear yard of twenty-five (25) feet or more.

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Sec. 21-607. Height regulations.

The maximum height for all structures erected shall be thirty-five (35) feet with the following exceptions:

- A. Dwelling units may be increased to a height of forty-five (45) feet and up to three (3) stories provided each side yard is seven and one-half (7½) feet or more plus an additional one foot or more of side yard for each additional foot of building height exceeding thirty-five (35) feet.
- B. Public and semi-public buildings may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards be increased by one foot for each additional foot of height exceeding thirty-five (35) feet.
- C. Spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, roof mounted television antennae, and roof mounted radio aerials are exempt. Private, noncommercial towers for personal use may be erected no closer to any exterior property line than the total height of the tower structure above grade. Parapet walls—a low wall designed to extend from and protect the edge of a roof—may be up to four (4) feet above the height of the building on which the walls rest.
- D. Accessory buildings which are situated within ten (10) feet of any party lot line shall not be more than one story in height.
- E. All accessory buildings shall not exceed the main building in height.

(Ord. of 6-24-03, § 3)

Sec. 21-608. Special provisions for corner lots.

- A. Of the two (2) sides of a corner lot, the shortest side fronting upon a street shall be considered the front of the lot and the longest side fronting upon a street shall be considered the side of the lot.
- B. The minimum side yard facing the direction of the side street shall be twenty-five (25) feet or more for both main and accessory buildings.