

2.6.4 SR - Suburban Residential

Purpose and Description		Allowed Structure Types
The Suburban Residential District is intended to implement the Suburban Single Family Place Type of Vision 2037. Although they allow slightly more density than Estate Residential, these neighborhoods continue the transition from natural and rural environments to the denser urban environment. Suburban neighborhoods strive to strategically incorporate natural features into site design. Existing landscapes may be preserved to define curvilinear streets and common areas associated with civic and institutional uses. Ideally, landscapes, rather than buildings, are designed to frame the development.		Single-family detached residential structures Structures customarily accessory to residential uses such as garages, carports, gazebos, porches, and tool sheds
Dimensional Standards		Lot, Street and Use Patterns
Lot Size, minimum	7,200 square feet	The typical pattern in the Suburban Residential District is medium-sized lot residential uses. Associated street types include Parkways, Avenues, Local and Sensitive with sidewalks and bike lanes. All lots have access to public roads and urban services. Certain uses such as schools, religious assembly uses may be located in the District, but the predominant use is residential. Block lengths may range from 400-800 feet, but streets interconnect.
Dwelling Unit Density, maximum	6 dwellings per acre	
Non-residential density maximum	FAR .2 / .4 for institutional uses	
Impervious coverage, maximum	60%	
Street frontage minimum	35 feet	
Lot width at the front build-to line, minimum	60 feet	
Front yard build-to line, min./max.	20 feet / 50 feet ²	
Side yard setback line, minimum	10 feet	
Rear yard setback line, minimum	20 feet	
Structure height ¹ , maximum	38 feet	
Uses	See Table of Uses in Article 3	
Parking	See Article 3 and Section 4.9	
Site Plan Review	See Article 9	
2.6.4.1 Traditional Suburban Residential. The Traditional Suburban Residential Overlay shall consist of certain neighborhoods and subdivisions (indicated on the zoning map) in which the following use, otherwise allowed in the Suburban Residential District by Special Exception, is not allowed: Zero Lot Line, Patio Dwellings. The standard lot size shall be no less than 7,500 square feet. Dwelling Unit Density, Maximum: 5.8 dwellings per acre.		

NOTES:

¹ See exceptions to height limitations in Section 3.2.

² See Section 3.2.6