

Section 5
S-1 Suburban Residential District

a. Permitted uses and Structures:

- 1 The uses permitted and as regulated in numbers 1, 2, 3, 4, 5, 6, 8, 11, and 12, A - Agricultural District and the following uses:
- 2 Planned Developments, residential, on tracts of 5 acres or more in area in accordance with Article 4, Section 20.
- 3 Mobile home when located in a mobile home park.
- 4 Temporary real estate offices for sale or rental of real estate on the premises when located within a subdivision containing 10 acres or more in area or a planned development.
- 5 Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:

- 1 Private clubs and religious and charitable institutions.
- 2 Home occupations.
- 3 Nursery schools.
- 4 Nursing or rest homes.
- 5 Electric and telephone substations and distribution centers; filtration plant, pumping station and water reservoir; public or package treatment plants; fire stations; telephone exchange; radio and television transmitting or relay stations; antenna towers and other similar governmental and public utility service uses.
- 6 Mobile home parks in accordance with the Mobile Home Parks Act of 1955, as amended, Indiana State Board of Health Regulations, as amended, and Article 4, Section 16 of this Ordinance when located adjacent to a Major or Collector Highway or Local Collector Road or Street.
- 7 Hospitals and medical clinics.
- 8 Uses, building, and structures customarily accessory and clearly incidental to the above uses.
- 9 Mobile home in accordance with the following provision.
Each mobile home shall be located on a lot and shall be the only principal building on the lot.

The minimum lot size, minimum yard sizes, and other single-family dwelling requirements of the S-1 Suburban Residential District are complied with.

Each mobile home shall contain a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities and plumbing and electrical connections designed for and attached to appropriate external systems.

Each mobile home shall be supported under the I-beams and shall be skirted on all sides with a permanently attached, substantial material, such as painted metal, fiberglass, concrete or masonry that will not detract from the appearance of the mobile home.

The mobile home shall be oriented on the lot in such a manner as is most compatible with other dwellings in the immediate neighborhood.

- c. **Minimum Lot Size:** Lot Area - 1/2 acre Lot Width - 100 feet
- d. **Minimum Yard Sizes:** Front Yard - 50 feet along Major Highways 40 feet along Collector Highways, 30 feet along all other roads. Rear Yard - 25 feet. Side yards - 10 feet (each side).
- e. **Maximum Height of Structures:** 2-1/2 stories or 35 feet, whichever is lower.
- f. **Minimum Off-Street Parking Requirements:** Same as in A - Agriculture District.
Planned Developments - at least the total number of parking Spaces on the basis of the required spaces for each individual use.

Hospital and nursing and rest homes - 1 parking space for each mobile home site, plus 1 space for each four sites for guest parking.

- g. **Limitations on Signs:** For each use no sign intended to be read from off the premises shall be permitted except non-flashing signs in accordance with the following provisions:

- 1. Nameplate and identification signs.

Agriculture use - as permitted in A - Agriculture District.

Residential uses - not more than 1 nameplate, not exceeding 1 square foot in area, for each dwelling unit indicating the name or address of the occupant or a permitted occupation.

Other uses - not more than 1 identification sign, not exceeding 16 square feet in area, which indicates only the name and address of the building or use.

On a corner lot 2 such signs - one facing each street-shall be permitted.

No sign shall be closer than 15 feet to a lot line adjoining a street.

No sign shall project higher than 1 story, or 15 feet above curb level, whichever is lower.

- 2. For sale and to rent signs.

Not more than 1 sign per lot, not exceeding 12 square feet in area and no closer than 8 feet to any other lot.

During the construction and sale of lots in a subdivision containing at least 10 acres, a temporary sign may be erected along each side of the subdivision fronting on the street, provided each sign contains not more than 120 square feet of surface area.

On a corner lot 2 such signs - one facing each street - shall be permitted.

No sign shall project beyond the property line into the public right-of-way.

No sign shall project higher than 1 story, or 15 feet above curb level, whichever is lower.

3. Signs accessory to parking areas.

Non-residential uses - signs designating entrances or exits are limited to 1 sign for each such entrance or exit and to a maximum size of 2 square feet each. 1 sign per parking area designating the identity or conditions of use and limited to a maximum size of 9 square feet shall be permitted.

On a corner lot 2 such signs - one facing each street - shall be permitted.

No sign shall project beyond the property line into the public right-of-way.

No sign shall project higher than 7 feet above curb level.

ARTICLE 3
SCHEDULE OF DISTRICT REGULATIONS

Section 1
A - Agriculture District

a. Permitted Uses and Structures:

1. Agriculture.
2. Single-family dwellings.
3. Public parks, playgrounds, recreation areas and public golf courses and country clubs.
4. Public elementary, junior high, and high schools, and buildings for town, city, county, State, and Federal Government use.
5. Churches and cemeteries.
6. Community buildings and offices for agriculture and conservation public agencies.
7. Electric and telephone substations and distribution centers; filtration plant, pumping station and water reservoir; public or package treatment plants; fire stations; telephone exchange; radio and television transmitting or relay stations; and antenna towers; and other similar governmental and public utility service uses when located 200 feet or more from a residential lot or district boundary line.
8. Nurseries, greenhouses, and orchards. Roadside stands, provided all produce sold is produced on the premises.
9. ~~Planned developments, residential, on tracts of land of 5 acres or more in area in accordance with Article 4, Section 20.~~
10. ~~Home Occupations.~~
11. Temporary buildings and structures incidental to construction work only for the period of such work.
12. Storage of a continually unoccupied recreational vehicle in a private garage or rear or side yard.
13. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses.