

# SECTION 14-19B

## SUBURBAN RANCH DISTRICT (SR-35)

(Ord. No. 95-10)

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### 14-19B-1 INTENT

The purpose of the Suburban Ranch District (SR-35) is to provide for and conserve rural and low density residential uses in their present or desired character fostering orderly growth in rural areas.

### 14-19B-2 PERMITTED PRINCIPAL USES

- A. Single-family dwelling.
- B. Public Parks.
- C. Soil Crops.
- D. Group Homes, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (A) "Group Home". (Ord. No. 02-85)
- E. Public/Charter Schools and Private Schools provided that the facility shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89)
- F. Churches, Synagogues, Temples, Chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. Appeals from the application of these requirements may be made following the provisions of Section 14-32-5. (Ord. No. 01-166)

- G. Public Utility Buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. (Ord. No. 04-207)

**14-19B-3 PERMITTED CONDITIONAL USES**

- A. Cemeteries.
- B. Commercial breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, buildings, corrals and yards other than open pastures are not closer than one hundred (100) feet to any property line.
- C. Commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than one hundred (100) feet to any property line.
- D. Day Care Group Homes with five (5) or more children, in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B), Day Care Group Homes." (Ord. No. 02-85)
- E. Kennels for the boarding and breeding of dogs and cats.
- F. Mobile Homes for the purposes of Sections 14-3-20.B and 14-3-20.C.
- G. Public Buildings.
- H. Colleges or University Facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 05-58A)
- I. Golf Courses.
- J. Private storm water control facilities.
- K. Group Care Facility or Community Residential Setting Facility in accordance with Article 14-3, General Provisions, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C), "Group Care Facilities and Community Residential Setting Facilities." (Ord. No. 02-85)
- L. Bed and Breakfast Inn, subject to the following: (Ord. No. 99-101)
1. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.
  2. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.

3. Short-term lodging, for the purposes of a Bed and Breakfast Inn, shall be for a period not exceeding fourteen (14) consecutive days in any calendar year.
4. Meals shall be restricted to registered guests.

**14-19B-4 PERMITTED ACCESSORY USES**

- A. Day Care for four (4) or less children.
- B. Greenhouse.
- C. Guest House.
- D. Animals, per Chapter 4 of the Peoria City Code (1992 Edition).
- E. Home Occupations in accordance with Article 14-3, General Provisions, Section 14-3-8, "Homes Occupations," of this Ordinance. (Ord. No. 02-85)
- F. Model Home.
- G. Non-Commercial Aviaries and Apiaries., provided that buildings, pens or hives are not closer than one hundred (100) feet to any neighboring residence and hives are limited to two (2) in number.
- H. Non-Commercial Breeding, raising, training and feeding principally by grazing of horses, cattle, sheep and goats; provided that pens, corrals and yards, including open pastures are set back a minimum of six (6) feet from any side or rear property line. However, the six (6) foot side and rear yard setback for corrals and yards including open pastures may be waived when adjoining property owners agree to establish joint use corrals, yards and open pastures for animals provided for herein.
- I. Non-Commercial Poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than twenty (20) feet to any side or rear property line.
- J. Private Garage or Carport.
- K. Private or jointly owned community center recreational facilities; pools, tennis courts, spas.
- L. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)
- M. Fences, per Sections 14-3-14 and 14-3-15.
- N. Tool Sheds for storage and domestic supplies.
- O. Temporary Buildings and Yards incidental to construction work per Section 14-25-3.
- P. Other buildings and structures, customarily accessory to single-family dwellings.

**14-19B-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES**

- A. Minimum Lot Area. Thirty-five thousand (35,000) square feet.
- B. Minimum District Size. Five (5) acres.
- C. Minimum Lot Width. One hundred twenty-five (125) feet.
- D. Minimum Setbacks and Yards.
  - 1. Front Yard - forty (40) feet.
  - 2. Side Yard - fifteen (15) feet.
  - 3. Street Side Yard - fifteen (15) feet.
  - 4. Rear Yard - twenty (20) feet.
- E. Maximum Building Height. Thirty (30) feet. (Ord. No. 04-187)
- F. Maximum Lot Coverage. Thirty percent (30%).

**14-19B-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES**

- A. Permitted Conditional Uses shall conform to the property development standards for Permitted Principal Uses of Section 14-19B-5, except as otherwise specified in this ordinance.

**14-19B-7 PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS**

- A. Permitted Accessory Buildings shall conform to the Property Development Standards for Accessory Buildings as specified in Article 14-5 except as otherwise provided by the ordinance, and except buildings which house mammals and fowl which shall conform to the principal building setback or the setbacks specified in Sections 14-19B-3 and 14-19B-4. (Ord. No. 04-187)