

ARTICLE 14-19A SUBURBAN RANCH DISTRICTS (SR-43 AND SR-35)

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14-19A-1 INTENT (Ord. No. 90-55, Ord. No. 10-27)

The purpose of the Suburban Ranch Districts (SR-43 and SR-35) is to provide for and conserve existing rural and low-density residential uses in their present or desired character fostering orderly growth in rural areas.

14-19A-2 PERMITTED PRINCIPAL USES (Ord. No. 02-55, Ord. No. 10-27)

- A. Single-Family Dwelling.
- B. Publicly owned and operated parks, recreation areas, and centers.
- 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 Homes. (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. (Ord. No. 01-166, amended by Ord. No. 10-27)

- 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)

14-19A-3 PERMITTED CONDITIONAL USES

- A. 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.
- B. Commercial poultry, bird and egg farms, provided that pens, buildings and enclosures are not closer than one hundred (100) feet to any property line.
- C. Kennels, for the boarding and breeding of dogs and cats.
- D. Plant Nurseries, including on-site retail sales, for the propagation, cultivation, sales and distribution of plants. (Ord. No. 02-55)
1. Development of the plant nursery area shall require a site plan review.
 2. A six (6) foot high solid (opaque) fence or wall shall be provided between all plant nursery areas and adjacent properties.
 3. Development of the plant nursery shall be subject to completion of all improvements as recommended by the Traffic Impact Analysis approved by the City Engineer.
 4. Retail Sales shall be limited to plants grown in the ground or pots on the premises.
- E. Public buildings providing cultural, educational, administrative, fire, or police protection services to district residents; provided that all vehicular access shall be restricted to public streets.
- F. 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)
- G. Golf Courses, including clubhouses, provided that:
1. All direct vehicular access shall be from abutting arterial or collector streets.
 2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district,
 3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.

4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.
- H. 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)
- I. 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" and provided that the residence is a single-family detached dwelling. (Ord. No. 02-85)
- J. 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.
- K. Preschool centers or day care centers in conjunction with a non-residential permitted principal or conditional use:
1. The use shall be in accordance with State Department of Health Care Services regulations.
 2. All vehicular access shall be from an existing arterial or collector street.
 3. No on street parking or drop-off shall be permitted.
 4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.
 5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:
 - a. Solid masonry wall no shorter than four feet six inches (4'-6") or
 - b. Wrought-iron view fence no shorter than four feet six inches (4'-6") with vertical members no greater than four inches (4") apart; or

- c. Other fencing method approved by the Planning and Zoning Commission.
- 6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission.
- 7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

14-19A-4 PERMITTED ACCESSORY USES

- A. Any accessory use, structure, or building customarily incidental to a permitted principal use.
- B. Accessory day care and pre-school uses operated in conjunction with a non-residential permitted principal use provided that:
 - 1. Day care/ pre-school uses in conjunction with a religious institution shall only operate during service/worship times; or
 - 2. Day care/ preschool uses in conjunction with other non-residential uses shall only operate during regular business hours.
- C. Animals per Chapter 4 of the Peoria City Code (1992 Edition), provided however that Section 4-9 (b) of the Peoria City Code shall not be applicable. (Ord. No. 95-10)
- D. 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.
- E. 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.
- F. 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.
- G. Day care for 4 or less children in conjunction with a residential use. (Ord. No. 93-25)
- H. Greenhouse, tool shed, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.
- I. Guest house.
- J. Home occupations in accordance with Article 14-3, "General Provisions", Section 14-3-8, "Home Occupations," of this Ordinance. (Ord. No. 02-85)

- K. Private or jointly owned community center recreational facilities, pools, tennis courts, and spas. (Ord. No. 98-18)
- 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)

14-19A-5 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED PRINCIPAL USES (Ord. No. 90-55)

- A. The following property development standards shall apply in zoning districts SR-43 and SR-35:

Property Development Standards	SR-43	SR-35
Minimum Lot Area (square feet)	43,560	35,000
Minimum Lot Width (ft)	145	125
Maximum Lot Coverage (percentage)	25%	35%
Maximum Building Height (ft)	30	30
Front Yard Setback (ft)	40	30
Side Yard Setback (ft)	20	10/20
Rear Yard Setback (ft)	20	20

14-19A-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES

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

14-19A-7 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED ACCESSORY BUILDINGS

Permitted Accessory Buildings shall conform to the property development standards for Accessory Buildings as specified in Article 14-5 except as otherwise provided by this Ordinance, and except buildings which house mammals and fowl which shall conform to the principal building setback or the setbacks as specified in Sections 14-19A-3 and 14-19A-4, whichever is greater. (Ord. No. 04-187)