

GS General Suburban Concepts

Purpose Statement

This district includes lands planned for high-density single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services. Other uses may be permitted in Growth Areas, as defined by the Comprehensive Plan.

Comprehensive Plan

This zoning is appropriate in areas designated General Suburban in the Comprehensive Plan. Other uses may be permitted in Growth Areas as defined by the Comprehensive Plan. General Suburban outside Growth Areas is meant for residential uses only.

Subdivision Design

Lot Area

Minimum lot size: 5,000 square feet

Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'*
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2.5 stories/35' **
Max du/acre:	8 unit/acre

**May be reduced to 15' when approved rear access is provided, or when side yard or rear yard parking is provided*

***Public, civic, and institutional structures shall have a 50' maximum height*

Design Criteria

- Parking standards will meet City-wide requirements

Permitted Uses

Single-Family Detached
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Country Club
SOB (P*)
Utility (P*)
WTF – Unregulated
Utility (P*)
WTF – Unregulated