

RS- RESIDENTIAL SUBURBAN

§ 153.021 (B) Residential Districts. Six districts, RS, R1, R2, R3, R4, and R5, are established for residential use in conformity with the types of neighborhoods, which have occurred, and are likely to develop in the areas so designated on the Zone Maps. The Districts differ primarily with respect to requirements of lot size, building ground floor area, and the number of families that may be housed in one building.

The RS district has been established principally to include lands that are generally characterized by two or more of the following conditions: substantial differences in topographic relief; extensive tree cover; heavy mucky or easily erodable soils; unusual drainage characteristics; outside areas of utility development; or are currently being developed in a distinctive pattern not adaptable to the customary manner of subdividing land for residential purposes. Requirements for minimum lot sizes and ground floor areas of structures are substantially greater than those of the other residential districts.

USES: PERMITTED*

*All uses not found on either of these lists will require a Variance hearing in front of the BZA. Applications can be found in the Advisory Plan Department.

Bed & Breakfast
Cemetery or crematory
Church or temple
Commercial fishing, hunting, trapping
Customary Home Occupation
Day care center & home day nursery
Dwelling, farm
Dwelling, single family
Dwelling, two family
Elementary & secondary schools
Farm general
Farm seasonal worker housing tenant
Forestry
Golf & country clubs
Government/maintenance/service bldg.
Guest house/caretaker
Home for the aged
Home stay, host home
Orphanage
Plant nursery
Police or fire station
Private swimming pools
Public park or recreational facilities
Signs
Telephone exchange or public utility substations
Temporary mobile home, during construction Section A
Transmission lines for gas, oil, electricity, other utilities

USES: SPECIAL EXCEPTIONS*

*Will require BZA hearing

Anhydrous ammonia or similar liquefied fertilizers, storage and distribution (commercial)
Bed & Breakfast, Inn
Civic, social, & fraternal organizations
College & universities
Contractors temp bldg.
Country Inn
Fairgrounds
Golf driving ranges
Government office bldg.
Kennel
Lodge or private club
Marina
Microwave towers
Penal or correctional institution
Public camping grounds
Public golf courses
Public or commercial sanitary landfill or garbage disposal plant
Public water wells, water stations, filtration plants, reservoirs & storage tanks
Radio-TV transmitting towers
Railroads/R.O.W. & necessary uses
Residential condos
Riding Stables
Roadside produce sales stand, produced & sold on site
Temporary concrete & asphalt batching plants
Temporary mobile home, Section B
Other similar uses SIC Div. C, D, E, & 20-39

RS PARKING SPACES REQUIRED: BY USE*

*All parking lots must be buffered from residential uses by 6' landscaping or fence.

Agricultural Uses (SIC 01/02/07/08/09)

Not Applicable

Amusement & Recreation Uses SIC 78/79

1 per 2 of avg. #of employees/customers/users on site at one time

Industrial Uses Not Applicable (SIC 10/12/13-17/20-39/9050/51/59/61)

Institutional Uses (SIC 43/805/806/82)

1 per 2 of avg. # of employees/customers/users on site at one time

Large Product Retail & Services (SIC 52/55/5712/5722) Not Applicable

Nonclassified Uses (SIC 99) As determined by BZA

Office & Business Services (SIC 60-65/67/73/80/81/83/86/87)

-1 space per 200 square feet gross floor area
-Parking requirements for a standard site design for a chain, designed by a design professional, can be based on documentation (provided by the developer in writing) of parking needs of successful similar developments at the Plan Department's discretion.

Residential Uses (SIC 99)

-2 per single family dwelling unit
-1.5 per multifamily dwelling unit
-1 per bedroom for boarding house, cooperative, tourist home, and similar group uses
-2 per home professional business or customary home occupation, in addition to dwelling unit required

Retail & Service Uses (SIC 53/54/56-59/70/72/75/76/89) Not Applicable

Transportation & Utility Uses (SIC 40-42/44-49)

1 per 2 of avg. # of employees/customers/users on site at one time

Multiple Purpose/ Multiple Unit leased commercial complexes with variable office, industrial, retail uses & space open to the public Not Applicable

RS DISTRICT REQUIREMENTS: SINGLE FAMILY DWELLINGS

Minimum Lot Area in Sq Ft per Unit

With Sewers: 15,000

Without Sewers: 40,000

Minimum Lot Width: 100'

Maximum Building Height: 25'

Minimum Front Yard

Arterial Highway: 50'

Local Highway or Local Street: 40'

Minimum Side Yard in Percent of Lot Width: 10%
(but not less than 5' nor more than 25')

Minimum Rear Yard

Main Building: 20'

Accessory Building: 5'

Minimum Building Front Line: 21'

Vision Clearance on Corner Lots: YES

Minimum Ground Floor Building Area in Sq Ft

One Story Dwelling: 720

Two Story Dwelling: 672

Maximum Lot Coverage in % of Lot Area: 10%

of Off-street Spaces to be provided on Lot: 2

§ 153.065: SIGNAGE*

*All new, refaced, and temporary signs require a permit from the Advisory Plan Department.

- Name plates shall not exceed 2 square feet in area and display only the following:

1. Name of the premises upon which it is displayed;
2. Name of the owner or lessee of said premises;
3. Address of said premises.

-Advertising structures (billboards) are not permitted.

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