

# 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.

**ADVISORY PLAN DEPARTMENT  
301 S. BRANSON, MARION, IN 46952  
PHONE 765.651.4295 - FAX 765.651.4298**