

ARTICLE IX

SUBURBAN ESTATES DISTRICT: SE

SECTION 9.00 INTENT

The intent of this district is to permit the urbanization of lands that have a lesser degree of agricultural value and which are not expected to have public utilities available to them for many years, to satisfy the demand for non-farm residences within a rural environment without unduly contributing to uneconomical urban sprawl conditions and to encourage acreage zoning as a means of preventing erosion and sedimentation in certain areas of the Township where topographical conditions are such that the removal of vegetation cover would constitute a pollution problem.

SECTION 9.01 PERMITTED PRINCIPAL USES

The following are uses permitted in suburban estate districts. Any use not expressly permitted is prohibited:

1. All permitted principal uses in an agricultural district, subject to the terms and conditions provided therein except that no livestock shall be kept or maintained in the suburban estate district on parcels of land located within a proprietary or assessors plat or on parcels of less than five (5) acres in area. For each dwelling unit the occupant may keep for his personal use domestic pets provided that they are not kept or used for commercial or breeding purposes and do not constitute a kennel. On parcels of five (5) acres or more two (2) horses are permitted, but no other livestock shall be allowed in a suburban estate district unless a permit is obtained from the township for 4-H or FFA projects.

SECTION 9.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission:

1. Nursery schools, day nurseries and child care center, (not including dormitories) provided that for each child so cared for, there shall be provided and maintained a minimum of one hundred-fifty (150) square feet of outdoor play area. Such play area shall have a total minimum area of at least five thousand (5,000) square feet and shall be screened from any adjoining lot in any residential district. The minimum lot size shall be twenty thousand (20,000) square feet with not less than one hundred (100) feet of frontage.
2. Cemeteries, provided that the principal access shall be directly to a county primary road. Minimum lot site shall be ten (10) acres and the perimeter shall be fenced as designated in Section 4.11.
3. Churches, subject to the requirements set forth in Section 4.17.

4. Public utility buildings and uses, but not including service and storage yards, when operation requirements necessitate locating within the District to serve the immediate vicinity.
5. Temporary buildings for use incidental to construction work for a period not to exceed one (1) year but such building shall not be used as a dwelling.
6. Golf courses, which may or may not be operated for profit, subject to the following conditions:
 - A. The site shall be so planned as to provide all ingress and egress directly onto a County Primary road.
 - B. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than two hundred (200) feet from any property line of abutting residentially zoned lands.
7. Home Occupations in accordance with Section 4.20.

SECTION 9.03 AREA, HEIGHT, BULK, AND PLACEMENT REQUIREMENTS

Area, height, bulk, and placement requirements unless otherwise specified are as provided in Article XX.

SECTION 9.04 SITE PLAN REVIEW

For all uses permitted in a suburban estate district, a site plan shall be submitted to the Planning Commission for review and approval in accordance with Section 4.16.