

# ARTICLE F. SINGLE-FAMILY RESIDENTIAL (SF)

**SECTION:**

**9-7F-1: Purpose**

**9-7F-2: The Use Table For SF Zone**

**9-7F-3: Height And Area Regulations**

**9-7F-1: PURPOSE:**

The Single-Family Residential (SF) District is intended as an area for moderate density residential uses in a suburban environment. The principal land uses are single-family detached homes, interspersed with parks, trails, open space and limited public facilities. Large lot subdivision development is discouraged. This district is appropriate for locations where suburban characteristics are desired and full public services are available. (Ord. 295, 2-10-2004; amd. Ord. B24-004, 9-24-2024)

**9-7F-2: THE USE TABLE FOR SF ZONE:**

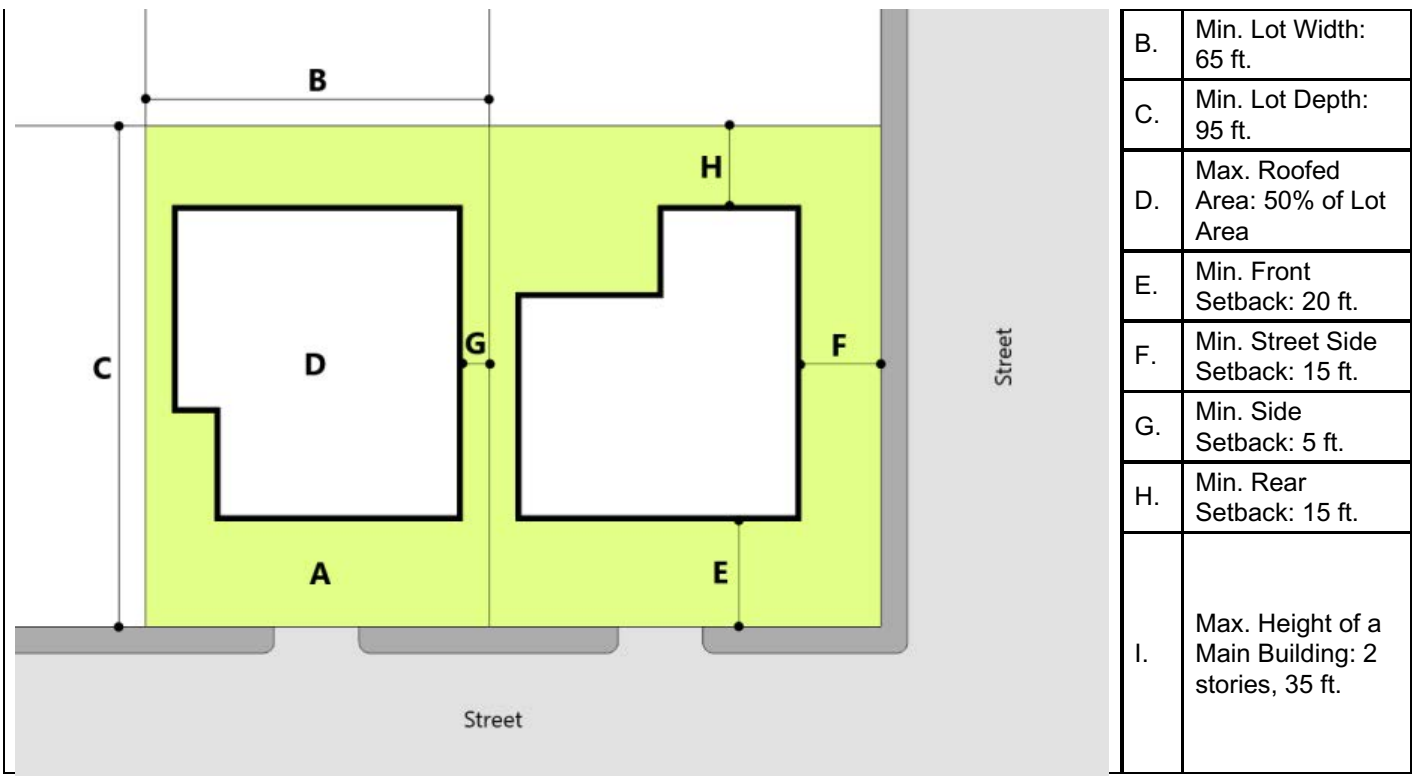
NAICS	Uses	Permitted	Accessory	Conditional
	Dwellings, single-family detached	X		
	Mobile/Manufactured homes	X		
	Parks and recreation areas and facilities	X		
	Playgrounds	X		
	Accessory dwellings		X	
	Accessory Structure/Buildings		X	
	Attached housing/Townhomes			X
	Home occupations (See Chapter 8, Article A for more details)		X	
	Homes of more than 2 stories			X
561200	Public, quasi-public and institutional facilities and uses			X
611000	Schools	X		
623300	Continuing Care Retirement Communities and Assisted Living Facilities			X
623900	Community residence - family	X		
623900	Community residence - transitional			X
624410	Childcare facilities			X
713910	Golf Courses and Country Clubs			X
721199	Vacation home rental*			X
813100	Religious Organizations	X		

\* Vacation home rental shall only be permitted with the issuance of a conditional use permit, except in subdivisions/projects whose covenants, conditions, and restrictions (CCRs), and/or by laws, or design standards handbook expressly permit home rentals.

(Ord. B24-004, 9-24-2024)

**9-7F-3: HEIGHT AND AREA REGULATIONS:**

<i>Building Placement</i>			
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	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: middle;">A.</td> <td style="padding-left: 5px;">Min. Lot Size: 7,000 sq. ft.</td> </tr> </table>	A.	Min. Lot Size: 7,000 sq. ft.
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B.	Min. Lot Width: 65 ft.
C.	Min. Lot Depth: 95 ft.
D.	Max. Roofed Area: 50% of Lot Area
E.	Min. Front Setback: 20 ft.
F.	Min. Street Side Setback: 15 ft.
G.	Min. Side Setback: 5 ft.
H.	Min. Rear Setback: 15 ft.
I.	Max. Height of a Main Building: 2 stories, 35 ft.

*Parking Requirements*

1. Min. Requirements: Two (2) off street parking spaces per dwelling unit.
2. Commercial vehicles over one and one-half (1.5) tons are prohibited from parking anywhere in the single-family zone.
3. Parking in the front yard is prohibited unless on a paved driveway of paved surface.
  - \* No more than half (1/2) of the width of the front yard may be used as a driveway.
  - \* No more than two-thirds (2/3) of the front yard of a circle or hammerhead may be used as a driveway.
  - \* Corner and cul-de-sac lots and other odd shaped lots must have driveways that are not significantly wider or out of character in comparison to neighboring and nearby homes.
4. See Chapter 9-8-5 Off Street Parking and Loading for more details.

*Performance Standards*

1. Single family residential access to any arterial street is prohibited unless the arterial street is the only means of access to a residential lot created prior to the adoption of this Title and/or the driveway in the front yard allows an automobile turn around before entering traffic.
2. Open storage, junk vehicle storage, and outdoor storage are prohibited.
3. The storage of personal property is prohibited in front yard or porches.
4. Enclosures are limited to those for domestic pets only. (See Title 10 "Animal Control.")

(Ord. 295, 2-10-2004; amd. Ord. 377, 6-12-2007, eff. 7-5-2007; Ord. 578, 6-23-2020; Ord. B24-004, 9-24-2024)