

TITLE 10
CHAPTER 9
SF SINGLE – FAMILY RESIDENTIAL ZONE

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SECTION 9-1 PURPOSE

The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

SECTION 9-2 PERMITTED USES

Uses permitted in this zone are as follows:

- A. Single Family dwelling with a minimum of 1250 sq ft. on the main level
- B. Accessory use and buildings; permitted simultaneously or after obtaining a building permit and construction and occupancy of a residential dwelling.
- C. Home gardens and trees, keeping of household dogs, cats and chickens (up to six (6) per lot). No roosters allowed.
- D. Residential facility for persons with a disability (see Chapter 15 for supplementary information)
- E. Residential facility for the elderly (see Chapter 15 for supplementary information)
- F. Churches
- G. Group homes

H. Home occupation

I. Parks and playground

Any use not specifically allowed under permitted uses shall be prohibited.

SECTION 9-3 HEIGHT REGULATIONS

No building shall be erected to a height greater than thirty five (35'). No accessory building shall be erected to a height greater than twenty five (25') feet.

Section 09: 4 Area Width and Yard Regulations:

District	Area	Width in Feet	Yards in Feet		
			Front	Side	Rear
SF-.25	10,000 sq. ft.	80	25	10	10
SF-.50	20,000 sq. ft.	80	25	10	10
SF-1.0	40,000 sq. ft.	80	25	10	10
SF-2.5	2.5 acres	150	25	25	25
SF-5.0	5.0 acres	200	25	25	25
SF-10.0	10.0 acres	300	25	25	25

SECTION 9-5 MODIFYING REGULATIONS

- A. Side Yards: The side yard setback on a "street side" yard shall be fifteen (15) feet
- B. Private Garages and Accessory Buildings: Private garages and accessory buildings located at least 10' behind the main dwelling on lots less than ½ acre may have a side yard of three feet (3'), all others must be ten feet (10'), provided that all corner lots shall maintain fifteen feet (15') on the street side.
- C. Prohibited Materials and Storage: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
- D. Location of Required Parking: Required parking shall not be located in the front yard setback.
- E. All lighting shall comply with Chapter 24 Outdoor Lighting Ordinance.
- F. For additional restrictions and clarifications in this zone, see Chapter 15 Supplementary and Qualifying Regulations for Land Use and Building.

G. No industrial-looking buildings such as pre-engineered steel or pole barns allowed, unless specifically approved by the planning commission.

Any use not specifically allowed under permitted uses shall be prohibited.