

SECTION 5

"R-SF" SINGLE FAMILY DISTRICT

5-010 PURPOSE

To allow for residential development at a low density that is protected from encroachment of uses not performing a function necessary to the residential environment.

5-011 ALLOWED USES

- a. Residential Uses
 1. Accessory Uses 1 & 5 that are related, customary and subordinate to the existing use of the site.
 2. Group Home
 3. Secondary residential Uses (such as pool houses, guest houses, servants quarters)
 4. Single-family dwellings
- b. Institutional and Service Uses that are incidental to and compatible with the general existing or planned uses in the area.
 1. Community or Social Service/Groups
 2. Education: – School
 3. Religious Institution
 4. Safety Services
 5. Local Utilities
- c. Recreational uses that are compatible with the uses in the surrounding area
 1. Athletic Facilities, Outdoor
 2. Open Space or Areas
- d. Commercial Uses: Lodging Facilities I
- e. Signs as regulated in Section 25.
- f. Special Uses as allowed in Section 22. (Group Living, Education-Other, Personal Care Facility, Home Occupation)
- g. Temporary Uses as approved by the Governing Body. See Section 33.
- a. Please refer to Appendix A for a list of suggested, permitted uses.

5-012 DEVELOPMENT STANDARDS

The following standards are required for placement of a site-built or pre-manufactured residential structure in this district:

1. The minimum dimension of either the width or length of the home shall be 22 feet.
2. The minimum roof pitch shall be 3 inches of rise in 12 inches of run. Lesser pitches may be allowed with the approval of the City Planning Commission. (Amended by Ordinance # 1184 5/9/05)
3. The home shall be sided in wood, masonry, composition board or finished aluminum lap siding. Other materials will be allowed if they are normally used in site built residential construction.

4. The roofing material shall be wood shingles, composition or fiberglass shingles, asphalt shingles, clay or concrete tile or slate. Other materials will be allowed if they are normally used in site built residential construction.
5. The home must be permanently mounted on a foundation or basement.
6. A garage is required if 70% of the homes on the block where the home is to be placed have garages.
7. No temporary storage structures or moveable containers except for temporary dumpster rentals during construction process.

For non-residential structures refer to Article 9, Site Review regulations of the Subdivision Regulations.

5-013 AREA AND HEIGHT REGULATIONS

- a. Area Regulations
 - Minimum lot area is 6,000 square feet.
 - All lots shall have a minimum width at the setback line of 65 feet.
- b. All lots shall have frontage on a right-of-way
- c. Height Regulations
 - No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except as provided in Section 23 Supplemental Regulations
- d. Minimum finished floor area for a single-family home shall be 1,000 square feet

5-014 REQUIRED YARDS

- a. Front Yard. Minimum depth of 30 feet on all street rights-of-way.
- b. Side Yard. Minimum depth of 10 feet.
- c. Rear Yard. Minimum depth of 30 feet.

5-015 PARKING

Please refer to Section 20, Off-Street Parking and Loading, of this Ordinance

5-016 SIGNS

Please refer to Section 25, Signs, of this Ordinance