SECTION 17 SF-5.5 -- SINGLE-FAMILY RESIDENTIAL-5.5 DISTRICT

17.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-5.5, Single-Family Residential-5.5, district is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than five thousand five hundred (5,500) square feet.

17.2 PERMITTED USES:

1. Those uses specified in Section 26 (Use Charts).
2. Single-family detached/attached dwellings (townhomes).
3. All uses allowed in the SF-8 zoning district.

17.3 HEIGHT REGULATIONS:

A. Maximum Height:
   1. Thirty-five feet (35') for the main building/house.
   2. Twenty-five feet (25') for other accessory buildings, including detached garage/accessory dwelling units.

17.4 AREA REGULATIONS:

A. Size of Lots:
   1. Minimum Lot Area - Five thousand five hundred (5,500) square feet
   2. Minimum Lot Width - Fifty feet (50')
   3. Minimum Lot Depth - One hundred and ten feet (110')

B. Size of Yards (all are measured from the property line):
   1. Minimum Front Yard - Twenty-five feet (25')
   2. Minimum Side Yard - Five feet (5); ten feet (10') on corner lots adjacent to a street
   3. Minimum Rear Yard - Twenty-five feet (25') for the main building

C. Maximum Lot Coverage: Forty percent (40%) by main buildings and accessory buildings

D. Parking Regulations:
   1. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure
   2. Other - (See Section 27, Off-Street Parking and Loading Requirements)

17.5 SPECIAL REQUIREMENTS:

A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes and must be parked on an improved surface behind the front building setback line and behind the side setback line if located on a corner lot.

B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of one (1) or more acres.

C. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, gardening materials, etc.).

D. Main building must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.

E. Other Regulations - As established in the Development Standards, Sections 27 through 33.