

## **SECTION 16 SF-8 -- SINGLE-FAMILY RESIDENTIAL-8 DISTRICT**

### **16.1 GENERAL PURPOSE AND DESCRIPTION:**

The SF-8, Single-Family Residential-8, 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 eight thousand (8,000) square feet.

### **16.2 PERMITTED USES:**

- A. 1. Those uses specified in Section 26 (Use Charts).
- 2. Single-family detached dwellings.
- 3. All uses allowed in the SF-12 zoning district.

### **16.3 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.

### **16.4 AREA REGULATIONS:**

- A. Size of Lots:
  - 1. Minimum Lot Area - Eight thousand (8,000) square feet
  - 2. Minimum Lot Width - Sixty feet (60')
  - 3. Minimum Lot Depth - One hundred twenty feet (120')
- B. Size of Yards (all are measured from the property line):
  - 1. Minimum Front Yard - Twenty-five feet (25')
  - 2. Minimum Side Yard - Ten feet (10') required; fifteen feet (15') 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: thirty percent (30) including accessory buildings, driveways and parking areas.
- 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)

16.5 **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.