

Exhibit 14A. Zoning Ordinance

Part III. ZONING DISTRICTS

§ 17. SF-7 – SINGLE-FAMILY RESIDENTIAL-7 DISTRICT.

17.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-7, Single-Family Residential-7, 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 seven thousand (7,000) square feet.

17.2 PERMITTED USES:

- A.
1. Those uses specified in Section **32** (Use Charts).
 2. Such uses as may be allowed by Specific Use Permits, Section **31**.

17.3 HEIGHT REGULATIONS:

- A. Maximum Height:
1. Two and one-half (2 1/2) stories, or thirty-five feet (35') for the main building/house.
 2. One (1) story for accessory buildings.
 3. Other (see Section **37.5**).

17.4 AREA REGULATIONS:

- A. Size of Lots:
1. Minimum Lot Area - Seven thousand (7,000) square feet
 2. Minimum Lot Width - Sixty feet (60')
 3. Minimum Lot Depth - One hundred feet (100')
- B. Size of Yards:
1. Minimum Front Yard - Twenty-five feet (25')
 2. Minimum Side Yard - Ten percent (10%) of the lot width, but need not exceed fifteen feet (15'); 50% of the front yard setback (i.e., 12.5') from a street right-of-way for a corner lot
 3. Minimum Rear Yard - Twenty-five feet (25') for the main building and any accessory building(s); ten feet (10') from a main building to an accessory building.
- C. Minimum Floor Area per Dwelling Unit. One thousand two hundred and fifty (1,250) square feet.
- D. Maximum Lot Coverage: Thirty-five percent (35%) by main buildings and accessory buildings
- E. Parking Regulations:
1. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces behind the front building line and on the same lot as the main structure

2. Other - (See Section 33, 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.
- 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. Single-family homes with side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
- E. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.
- F. Site plan approval (see Section 12) shall be required for any nonresidential use (e.g., school, church, child care center, private recreation facility, etc.) in the SF-7 district.
- G. All single-family structures shall have a minimum roof pitch of 6:12.
- H. Other Regulations - As established in the Development Standards, Sections 33 through 41.

(Ordinance 782 adopted 2/16/04; Ordinance 2009-0899 adopted 10/5/09; Ordinance 782 adopted 2/16/14; Ordinance 2014-0970 adopted 12/29/14; Ordinance 2015-0973 adopted 3/2/15; Ordinance 2015-0974 adopted 3/2/15; Ordinance 2015-0975 adopted 3/2/15)