

## **SF-8.5 – SINGLE-FAMILY RESIDENTIAL-8.5 DISTRICT.**

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

The SF-8.5, Single-Family Residential-8.5, 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 eight thousand five hundred (8,500) square feet.

### **16.2 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**.

### **16.3 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**).

### **16.4 AREA REGULATIONS:**

#### **A.** Size of Lots:

- 1.** Minimum Lot Area - Eight thousand five hundred (8,500) square feet
- 2.** Minimum Lot Width - Seventy feet (70')
- 3.** Minimum Lot Depth - One hundred ten feet (110')

#### **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 five hundred (1,500) 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)

**16.5**   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, childcare center, private recreation facility, etc.) in the SF-8.5 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**.