
Sec. 70. District SFR (Single-Family Residential Dwelling District).

District SFR is a low density single-family residential dwelling district and is subject to the city's most restrictive regulations in order to prevent the encroachment of incompatible uses. No building or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered within District SFR except in accordance with the provisions of this Section.

(a) *Permitted uses.*

- Single-family dwellings;
- Accessory residential uses;
- Governmental facilities;
- Home occupations;
- Private recreational facilities owned and operated for or on behalf of a residential subdivision;
- Public primary and secondary educational facilities;
- Servants' or caretakers' quarters;
- Construction offices relating to developments of permitted structures during such construction;
- Sales offices and model homes related to single-family residential subdivision development;
- Agricultural uses;
- Public and private parks;

However, HUD Code manufactured homes, manufactured homes, and mobile homes are prohibited in District SFR.

(b) *Specific uses.* The following uses are permitted with District SFR subject to the granting of a specific use permit as prescribed in article VIII of this ordinance;

- Churches or other places of religious worship;
- Private or public educational institutions, including:
 - Accredited elementary and secondary schools;
 - Kindergartens and nursery schools; and
- Religious institutions.

(c) *Lot size requirements.*

- (1) Minimum lot area:
 - (i) One acre for lots served by neither public sewage treatment nor public water supply; or
 - (ii) One-half acre for lots served by either public sewage treatment or public water supply.
 - (iii) Minimum lot size serviced by public water and sewer as required by the subdivision ordinance.
- (2) Minimum lot width: As would be required by the subdivision ordinance, if the property were being subdivided, regardless whether the property actually is being subdivided.
- (3) Minimum lot depth: As would be required by the subdivision ordinance if the property were being subdivided, regardless whether the property actually is being subdivided.

(d) *Yard requirements.*

(1) For lots 3 acres and larger

(a) Required front yard: 50 feet.

(b) Required side yard:

(i) 25 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

(iii) 25 feet for interior side lots for accessory building.

(c) Required rear yard: 50 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools, unless as noted per subdivision requirements.

(2) For lots less than 3 acres but larger than 1 acre

(a) Required front yard: 40 feet.

(b) Required side yard:

(i) 15 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 25 feet.

(iii) 10 feet for interior side lots for accessory building.

(c) Required rear yard: 25 feet;

(d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

(3) For lots less than 1 acre

(a) Required front yard: 25 feet.

(b) Required side yard:

(i) 5 feet for interior side lots.

(ii) Side yards adjacent to side streets shall be not less than 10 feet.

(iii) 5 feet for interior side lots for accessory building.

(c) Required rear yard: 10 feet;

(d) Maximum lot coverage: Not more than 60 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.

Required side yard: 25 feet for interior side lots. Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.

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~~(3) Required rear yard: 50 feet; provided, however, a rear yard of at least 100 feet shall be maintained where adjacent to a street.~~

~~(4) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.~~

- (e) *Maximum height.* Two stories. Cooling towers, roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the federal Telecommunications Act of 1996.

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Governmental facilities;

Home occupations;

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Public primary and secondary educational facilities;

Servants' or caretakers' quarters;

Construction offices relating to developments of permitted structures during such construction;

Sales offices and model homes related to single-family residential subdivision development;

Agricultural uses;

Public and private parks;

However, HUD Code manufactured homes, manufactured homes, and mobile homes are prohibited in District SFR.

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Private or public educational institutions, including:

Accredited elementary and secondary schools;

Kindergartens and nursery schools; and

Religious institutions.

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(Ord. No. 2014-01, § 1, 1-27-2014)

(d) *Yard requirements.*

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 - (b) Required side yard:
 - (i) 25 feet for interior side lots.
 - (ii) Side yards adjacent to side streets shall be not less than 50 feet, except that side yards adjacent to the turn-around portion of a cul-de-sac street shall be not less than 25 feet.
 - (iii) 25 feet for interior side lots for accessory building.
 - (c) Required rear yard: 50 feet;
 - (d) Maximum lot coverage: Not more than 50 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools, unless as noted per subdivision requirements.
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 - (3) For lots less than 1 acre
 - (a) Required front yard: 25 feet.
 - (b) Required side yard:
 - (i) 5 feet for interior side lots.
 - (ii) Side yards adjacent to side streets shall be not less than 10 feet.
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 - (c) Required rear yard: 10 feet;
 - (d) Maximum lot coverage: Not more than 60 percent of the lot area, including the main building, accessory buildings, and other impervious surfaces, but not including swimming pools.
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