

SECTION 18 SF-12 - SINGLE FAMILY RESIDENTIAL DISTRICT - 12,000

18.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-12 Single Family Residential District - 12,000 is intended to provide for development of primarily detached, single family residences on lots of not less than twelve thousand (12,000) square feet.

18.2 PERMITTED USES:

- 1. Those uses specified in Section 36 (Use Charts)
- 2. Single-family detached dwellings
- 3. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35

18.3 HEIGHT REGULATIONS:

- A. **Maximum Height:**
 - 1. Two and one-half (2½) stories for the main building and detached garages with living quarters.
 - 2. One (1) story for accessory buildings without garages.
 - 3. Other (see Section 43)

18.4 AREA REGULATIONS:

- A. **Size of Lots:**
 - 1. **Minimum Lot Area** - Twelve thousand (12,000) square feet
 - 2. **Minimum Lot Width** - Ninety feet (90')
 - 3. **Minimum Lot Depth** - One hundred thirty feet (130')
- B. **Size of Yards:**
 - 1. **Minimum Front Yard** - Thirty feet (30')
 - 2. **Minimum Side Yard** - Ten feet (10'); fifteen feet (15') on corner lot adjacent to a street
 - 3. **Minimum Rear Yard** - Twenty feet (20') from a garage or carport to an alley; fifteen feet (15') to a main building
- C. **Maximum Lot Coverage:** Fifty percent (50%) by main building and accessory structures
- D. **Parking Regulations:**
 - 1. **Single Family Dwelling Unit** - A minimum of two (2) enclosed spaces behind the front building line on the same lot as the main structure
 - 2. **Other** - (See Section 38, Off-Street Parking and Loading Requirements)
- E. **Minimum Dwelling Unit Area** - Two thousand two hundred fifty (2,250) square feet

18.5 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 three or more acres.
- C. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. 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 exterior face of the garage or carport to the side property line for maneuvering.
- E. **Other Regulations** - As established in the Development Standards, Sections 37 through 45.