

SECTION 23 SFA - SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT (TOWNHOUSE)

23.1 GENERAL PURPOSE AND DESCRIPTION:

The SFA, Single Family Attached Residential District is intended to promote stable, quality attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This District may be included within certain areas of neighborhoods, or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and multi-family or non-residential areas, or major thoroughfares.

23.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Two-Family residence (duplex)
3. All uses allowed in the SF-10 Zoning District
4. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35

23.3 HEIGHT REGULATIONS:

A. **Maximum Height**

1. Two and one-half (2½) stories for the main building. One story for accessory buildings without garages.
2. Other (see Section 43)

23.4 AREA REGULATIONS:

A. **Size of Lots:**

1. **Minimum Lot Area** - Three thousand (3,000) square feet
2. **Minimum Lot Width** - Twenty-five feet (25')
3. **Minimum Lot Depth** - One hundred feet (100')

B. **Size of Yards:**

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard**
 - a. Single-family attached dwellings need not have a side yard except that a minimum fifteen-foot (15') side yard is required adjacent to a street. The ends of any two adjacent building complexes or row of buildings shall be at least ten feet (10') apart. The required side yards shall be designated upon a plat approved by the City Council. (See Illustration 9)
 - b. A complex of attached single-family dwellings shall have a minimum length of three (3) dwelling units and shall not exceed three hundred feet (300') in length or the width of twelve (12) attached units whichever is less.
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:** Seventy percent (70%) by main and accessory buildings

D. **Parking Regulations:**

1. A minimum of two (2) enclosed spaces for each unit behind the front building line on the same lot as each dwelling unit (See Section 38, Off Street Parking and Loading Requirements).
2. Additional parking shall be required for any recreational uses, club house, office, sales offices and visitors.

3. Designated visitor parking spaces shall be provided in common areas at a ratio of one (1) guest/visitor space per four (4) units.
- E. **Minimum Dwelling Area Size** - One Thousand two hundred fifty (1,250) square feet
- F. **Open Space Requirement** - All single-family attached developments shall provide usable open space at the same ratio as specified in Section 24.6 (R).
- G. All utilities shall be provided separately to each lot in a SFA District so that each unit is individually metered.
- H. Single family dwellings constructed in this District shall conform to the standards as set forth in the SF-10 District.
- I. A site plan is required at the time of zoning approval for single-family attached subdivisions for purposes of evaluating the merits of the requested zoning.

23.5 **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.