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.