# SECTION 17 SF-15 - SINGLE FAMILY RESIDENTIAL DISTRICT - 15,000

### 17.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-15, Single Family Residential District - 15,000 is intended to provide for development of primarily detached, single family residences on lots of not less than fifteen thousand (15,000) square feet.

#### 17.2 **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

# 17.3 HEIGHT REGULATIONS:

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

## 17.4 AREA REGULATIONS:

- A. Size of Lots:
  - 1. **Minimum Lot Area** Fifteen thousand (15,000) square feet
  - 2. Minimum Lot Width One hundred feet (100')
  - 3. Minimum Lot Depth One hundred forty feet (140')
- B. Size of Yards:
  - 1. **Minimum Front Yard** Thirty feet (30')
  - 2. **Minimum Side Yard** Ten feet (10'); fifteen feet (15') on corner lots 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 buildings and accessory buildings
- 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
  - Other (See Section 38, Off-Street and Loading Requirements)
- E. Minimum Dwelling Unit Area Two thousand five hundred (2,500) square feet

### 17.5 **SPECIAL REQUIREMENTS**:

- Recreational vehicles, travel trailers or mobile 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 residents 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.