SECTION 21 SF-8 - SINGLE FAMILY RESIDENTIAL DISTRICT - 8,000

21.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-8, Single Family Residential District - 8,000 is designed to provide for development of primarily detached single-family residences on smaller and more compact lots or parcels of land not less than eight thousand (8,000) square feet.

21.2 PERMITTED USES:

- 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

21.3 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)

21.4 AREA REGULATIONS:

- A. Size of Lots:
 - 1. **Minimum Lot Area** Eight thousand (8,000) square feet
 - 2. **Minimum Lot Width** Seventy feet (70')
 - 3. Minimum Lot Depth One hundred feet (100')
- B. Size of Yards:
 - 1. **Minimum Front Yard** Twenty-five feet (25')
 - 2. **Minimum Side Yard** Seven feet (7') required; 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; ten feet (10') 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 One thousand five hundred fifty (1,550) square feet

21.5 SPECIAL REQUIREMENTS:

- A. 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.