

## SECTION 19 SF-10 - SINGLE FAMILY RESIDENTIAL DISTRICT - 10,000

### 19.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-10 Single Family Residential District - 10,000 is intended to provide for development of primarily detached, single family residences on lots of not less than ten thousand (10,000) square feet.

### 19.2 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

### 19.3 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)

### 19.4 AREA REGULATIONS:

#### A. Size of Lots:

1. **Minimum Lot Area** - Ten thousand (10,000) square feet
2. **Minimum Lot Width** - Eighty feet (80')
3. **Minimum Lot Depth** - One hundred twenty feet (120')

#### B. Size of Yards:

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Seven feet (7'); 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; ten feet (10') 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 (2,000) square feet

### 19.5 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.