

Section 500

SCHEDULE OF DISTRICT REGULATIONS ADOPTED

SEC. 501 SFR - Single Family Residence

This district is comprised of single-family residential areas and certain areas where such development is desirable. Regulations are designed to stabilize and protect the single-family character of the district, to promote and encourage creation of a desirable environment for family life, and to prohibit all incompatible activities. Principal uses are single-family dwellings on individual lots.

SEC. 501.2 Approvals Required

No structures or buildings shall be built or remodeled upon land in a Single Family Residence (SFR) district until all required subdivision or site plan approvals have been obtained.

SEC. 501.3 Location

The following criteria shall be considered in establishing and maintaining a SFR district:

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.

SEC. 501.4 Divisions of SFR District

The SFR districts shall be further divided into the following density divisions, as hereinafter described and regulated and to be so designated on the Official Zoning Map: SFR 1+ Acre, SFR 32, SFR 24, SFR 18, SFR 15, SFR 12, SFR 9, SFR 7, SFR 4.

SEC. 501.5 Permitted Principal Uses.

One (1) single-family residence per lot.

SEC. 501.6 Permitted Conditional Uses.

See Section 310.

SEC. 501.7 Permitted Accessory Uses.

- (a) Any use customarily incidental to a permitted principal use, such as;

- (1) Private garage or carport for storage of vehicles;
- (2) Garden house, toolhouse, ramada, swimming pool;
- (b) Accessory Dwelling Units; See Section 310
- (c) Home occupations; See Section 324
- (d) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.
- (e) Recreational Vehicles may be parked and/or stored in all residential zones provided the vehicles are not stored or parked in required yard set backs and are fully screened from all adjoining lots and streets. No recreational vehicle under its own motor power or not, shall be stored or parked in any residential district or lot if the vehicle is longer than twenty-five (25) feet, except for loading or unloading for no longer than forty-eight (48) hours.
- (f) So called junk vehicles, e.g., those without wheels, engines and/or other parts missing, that are inoperable or have expired state license plates, shall not be stored, parked or left on any lot or street in any residential district under any circumstance.

**SECTION 501.8 PROPERTY DEVELOPMENT STANDARDS FOR SFR**

Require- ment	SFR 1+ Acre	SFR 32	SFR 24	SFR 18	SFR 15
Minimum Lot/SqFt	43,560	32,000	24,000	18,000	15,000
DU/Acre	1	1.35	1.8	2.4	2.9
Max Bldg Hght	35	35	30	25	25
Front Setback in Feet*	50	40	35	30	30
Rear Set-Back/Ft.	50	40	35	30	30
Least Side Setback* in Feet	25	25	20	20	18
Street Side Set-Back* in Feet	30	25	20	18	15

<b>Require- ment</b>	<b>SFR 12</b>	<b>SFR 9</b>	<b>SFR 7</b>	<b>SFR 4</b>
<b>Minimum Lot/SqFt</b>	<b>12,000</b>	<b>9,000</b>	<b>7,000</b>	<b>4,000</b>
<b>DU/Acre</b>	<b>3.6</b>	<b>4.8</b>	<b>6.2</b>	<b>10.9</b>
<b>Max Bldg Hght</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>
<b>Front Setback in Feet*</b>	<b>25</b>	<b>25</b>	<b>20</b>	<b>15</b>
<b>Rear Set- Back/Ft.</b>	<b>25</b>	<b>25</b>	<b>20</b>	<b>15</b>
<b>Least Side Setback* in Feet</b>	<b>15</b>	<b>10</b>	<b>7</b>	<b>5</b>
<b>Street Side Set- Back* in Feet</b>	<b>15</b>	<b>12</b>	<b>10</b>	<b>10</b>

**Minimum Street Frontage for All Lots: 25 Feet**  
**Minimum Rear Lot Width for All Lots: 20 Feet**

**\*Except Non-Residential Uses, see 501.10**

SEC. 501.9 Corner Lot, Corner Lot Abutting Key Lot.

On any corner lot that abuts a key lot or is separated therefrom by an alley, any structures exceeding three (3) feet in height shall be setback from the side lot line not less than the minimum front setback required for the key lot.

SEC. 501.10 Non-Residential Accessory Buildings.

A non-residential structure, not including a detached garage, which is necessary to a dwelling may be erected on a parcel if it meets the following requirements:

- (a) Maximum Height: Fifteen (15) feet above grade.
- (b) Location Restrictions. No accessory building shall be erected in any minimum required front or side yard, except as otherwise provided in this code.
- (c) Setback Requirements. Accessory buildings shall be setback from the side and the rear lot line a distance not less than three (3) feet, except:
  - (1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory buildings(s).
  - (2) For a corner lot abutting a key lot and not separate therefrom by an alley, any accessory building shall be setback from the width of the least required side yard applicable to the main building.
  - (3) For a corner lot, the street side setback shall be the same as for the main buildings.
  - (4) Stables, corrals, barns, animal sheds or shelters see Section 327, Animals.

SEC. 501.11 Off-Street Parking and Loading

In accordance with the provisions of Section 600.

SEC. 501.12 Sign Regulations

In accordance with the provisions of Section 700.

SEC. 501.13 Landscaping, Screening and Buffering

In accordance with the provisions of Section 800.

SEC. 501.14 Division Designation Lot Sizes

SFR 1+ Acre	=	Minimum lot size is 1 or more acres	
SFR 32	=	Minimum lot size is 32,000 square feet	to 1 acre
SFR 24	=	Minimum lot size is 24,000 square feet	
SFR 18	=	Minimum lot size is 18,000 square feet	
SFR 15	=	Minimum lot size is 15,000 square feet	
SFR 12	=	Minimum lot size is 12,000 square feet	
SFR 9	=	Minimum lot size is 9,000 square feet	
SFR 7	=	Minimum lot size is 7,000 square feet	
SFR 4	=	Minimum lot size is 4,000 square feet	