

Section 8.11 - SF-8.4 - Single-Family Residential - 8,400 square-foot lots

1. *General Purpose and Description.* The SF-8.4, Single Family Residential District - 8,400 is designed to provide for suitable residential environment on smaller and more compact lots or parcels of land not less than eight thousand four hundred (8,400) square feet.
2. *Permitted Uses.*
 - a. Those uses specified in this Section.
 - b. Single-family detached dwellings.
 - c. Municipally-owned facilities and uses.
 - d. Real estate sales offices during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
 - e. Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work or by order of the Building Official for non-compliance with the provisions of which the use was permitted.
 - f. Detached accessory buildings and uses, customarily incidental to the above uses and located on the same lot therewith, but not involving the conduct of a retail business, as follows:
 - 1) A detached private garage or an attached private garage, used in conjunction with the main building at the time of construction of the dwelling unit, within the regulations of the parking section (see Section 9.02 - Off-Street Parking and Loading Requirements) of this Code.
 - 2) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Accessory buildings one hundred twenty (120) square feet or less do not require a building permit but shall not exceed ten feet (10') in height and shall be a minimum of five feet (5') from the side and rear property lines. Accessory buildings greater than one hundred (120) square feet up to five hundred (500) square feet (including detached garage, workshop, pool house, etc.) are allowed with a building permit. All accessory buildings greater than five hundred (500) square feet require a Specific Use Permit (SUP). All accessory structures shall be constructed of materials complimentary to the main structure.
 - 3) One antenna fifty feet (50') or less in height (amateur or CB radio) located in the rear yard.
 - 4) Accessory dwelling units may be used for domestic workers, as a guest house, as an in-law house (even with permanent residence), or as a temporary house while the main structure is built/renovated.
 - 5)

Private open space or other private recreational amenities as part of a residential subdivision and not for commercial purposes.

- g. Swimming Pool (private).
- h. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).

3. *Height Regulations.*

Maximum Height - Two and one-half (2½) stories, not to exceed thirty-five feet (35') for the main building. For height requirements for accessory buildings, see Section 9.06 - Accessory Buildings and Use Regulations. Special exceptions for building heights may be made for properties of exceptional topography or necessary finished floor elevations to aid in screening when standard heights create a looming effect over a neighboring property. This determination will be made by the DRC. Decisions of the DRC may be appealed to the City Council for a final decision.

4. *Area Regulations (see also Section 9.11 - Supplemental Regulations).*

a. *Size of Lots.*

- 1) **Minimum Lot Area** - Eight thousand four hundred (8,400) square feet.
- 2) **Minimum Lot Width** - Sixty-five feet (65').
- 3) **Minimum Lot Depth** - One hundred ten feet (110').

b. *Size of Yards.*

- 1) **Minimum Front Yard** - Twenty-five feet (25'), sixty feet (60') for residential buildings with access on a thoroughfare.
- 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but no more than fifteen feet (15') required; fifteen feet (15') on corner lots adjacent to a street; twenty feet (20') adjacent to a thoroughfare.
- 3) **Minimum Rear Yard** - Twenty feet (20') if adjacent to an alley; fifteen feet (15') if no alley exists.

Special exceptions for building setbacks may be made for properties of exceptional topography or necessary finished floor elevations to aid in screening when standard setbacks create a looming effect over a neighboring property. This determination will be made by the DRC. Decisions of the DRC may be appealed to the City Council for a final decision.

- c. *Maximum Lot Coverage* - Thirty-five percent (35%) by main buildings; fifty percent (50%) including accessory buildings, driveways, and parking areas. (Amended by Ord. No. 1850 on July 18, 2017)

d. *Parking Regulations.*

- 1)

A garage with a minimum capacity of two (2) cars shall be constructed on the same lot as the primary dwelling unit. The garage shall be maintained for parking and shall not be converted to living space.

- 2) Automobiles, motorcycles, pickup trucks, and other self-propelled light load vehicles may be parked anywhere within a lot provided they are parked on paved surfaces in accordance with Section 9.02 (B.2) of this Code. If covered by tarps or covers, automobiles, motorcycles, pickup trucks, and other self-propelled light load vehicles shall only be parked within side or rear yards on paved surfaces. Towed light load vehicles (trailers) and recreational vehicles shall only be parked within side or rear yards on paved surfaces in accordance with Section 9.02 (B.2) of this Code.
- 3) Notwithstanding the locational criteria in 2) above, recreational vehicles may be temporarily parked on paved surfaces within front yards for loading and unloading and for guest stays. Loading and unloading time shall not exceed six (6) days. Guest stays shall not exceed twenty-eight (28) days in calendar year.
- 4) No heavy load vehicle (see definition for Heavy Load Vehicle) shall be parked or stored overnight within the lot of any residential district.

e. *Minimum Dwelling Unit Area* - One thousand four hundred (1,400) square feet.

5. *Special Requirements.*

- a. No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP).
- b. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
- 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 have special setback requirements as established in Section 9.02 - Off-Street Parking and Loading Requirements.
- e. *Other Regulations* - As established in Section 9.01 - Building Design and Development Standards.

SF-8.4 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in [Section 8.27\(l\)](#)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 500 sq. ft. or less	P
Accessory building (detached) in excess of 500 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP

Home occupations	P
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

(Ord. No. 2072, § 2(Exh. A), 6-21-22; Ord. No. 2104, § 2, 12-6-22)