

SF-Mixed Use: Single-Family Residential District

1. General Purpose and Description

The SF-Mixed-Use, Single Family Residential District is designed to provide for a suitable residential environment on smaller and more compact lots or parcels of land which are integrated into a horizontal and/or vertical mixed use development pattern. Such a mixed use development will incorporate both residential and nonresidential uses into a walkable community with uninterrupted pedestrian connections that layer compatible land uses and public amenities, to foster community design and development that serves the economy, community, public health, and the environment.

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 8.07 - 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 8.10 - 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 8.15 - Supplemental Regulations)

a. Size of Lots

- 1) **Minimum Lot Area** - Four thousand five hundred (4,500) square feet.
- 2) **Minimum Lot Width** –
 - a) Forty feet (40').
 - b) Lots with predominant frontage on a cul-de-sac or elbow – Thirty feet (30') at the front property line.
- 3) **Minimum Lot Depth** - One hundred feet (100').

b. Size of Yards

- 1) **Minimum Front Yard-Primary House Facade** –
 - a) Fifteen feet (15').
 - b) Lots with predominant frontage on a cul-de-sac or elbow – Twenty feet (20').
- 2) **Minimum Front Yard-Unenclosed Front Porch** - Ten feet (10').
- 3) **Minimum Side Yard** – Five feet (5'); ten feet (10') on corner lots adjacent to a street; twenty feet (20') adjacent to a thoroughfare.
- 4) **Minimum Rear Yard** - Twenty feet (20') if adjacent to an alley; ten feet (10') 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** – Sixty-five percent (65%) for the home, exclusive of accessory buildings, driveways, and parking areas.

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 8.07 (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 8.07 (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. Trees

In lieu of the trees required for each single family lot as outlined in Section 8.08(G)(1) of this Code, trees shall be provided as follows.

- a. A minimum of 1 large canopy tree with a minimum 3" caliper shall be provided in the rear yard of each lot.
- b. 1 street tree, with a minimum 3" caliper, shall be provided per each lot. Said trees shall be planted in conjunction with the construction of the adjacent home(s). The street trees shall be located in the parkway between the sidewalk and curb within the adjacent street right-of-way. Additionally, corner lots shall provide 2 street trees in the side yard parkway. These trees shall be maintained by the adjacent home owner.
- c. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Live Oak, Bur Oak, Red Oak, Cedar Elm, and Lace Bark Elm. Because of the vertical root structure, root barriers shall not be required for these street trees.
- d. The street trees and rear yard trees shall be counted towards the overall tree replacement requirement for the neighborhood, irrespective of the location of the removed trees in the neighborhood.

6. Sidewalks

Sidewalks shall be built so that 3' of the walk is located on the single family lot and 2' is located within the street right-of-way. In order to accomplish this, a 4' sidewalk easement shall be located on the lot. The placement of the sidewalk will allow for the maximum planting area for the street trees within the parkway.

7. 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 8.07 - Off-Street Parking and Loading Requirements.
- e. Other Regulations - As established in Section 8.06 - Building Design and Development Standards.

SF-Mixed Use 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 8.04(I)

- = 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) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i>	P
Assisted Living Facility (7 or 8 residents) <i>(Amended by Ord. No. 1809 on September 6, 2016)</i>	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
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
Kennel, indoor or outdoor pens	SUP
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