

SECTION 17 SF-5.5 -- SINGLE-FAMILY RESIDENTIAL-5.5 DISTRICT

17.1 GENERAL PURPOSE AND DESCRIPTION:

The SF-5.5, Single-Family Residential-5.5, district 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 five thousand five hundred (5,500) square feet.

17.2 PERMITTED USES:

1. Those uses specified in Section 26 (Use Charts).
2. Single-family detached/attached dwellings (townhomes).
3. All uses allowed in the SF-8 zoning district.

17.3 HEIGHT REGULATIONS:

- A. Maximum Height:
 1. Thirty-five feet (35') for the main building/house.
 2. Twenty-five feet (25') for other accessory buildings, including detached garage/accessory dwelling units.

17.4 AREA REGULATIONS:

- A. Size of Lots:
 1. Minimum Lot Area - Five thousand five hundred (5,500) square feet
 2. Minimum Lot Width - Fifty feet (50')
 3. Minimum Lot Depth - One hundred and ten feet (110')
- B. Size of Yards (all are measured from the property line):
 1. Minimum Front Yard - Twenty-five feet (25')
 2. Minimum Side Yard - Five feet (5); ten feet (10') on corner lots adjacent to a street
 3. Minimum Rear Yard - Twenty-five feet (25') for the main building
- C. Maximum Lot Coverage: Forty percent (40%) by main buildings and accessory buildings
- D. Parking Regulations:
 1. Single-Family Dwelling Unit - A minimum of two (2) enclosed parking spaces behind the front building line on the same lot as the main structure
 2. Other - (See Section 27, Off-Street Parking and Loading Requirements)

17.5 SPECIAL REQUIREMENTS:

- A. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes and must be parked on an improved surface behind the front building setback line and behind the side setback line if located on a corner lot.
- B. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of one (1) or more acres.

- C. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, gardening materials, etc.).
- D. Main building must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.
- E. Other Regulations - As established in the Development Standards, Sections 27 through 33.