

C. SF-36: Single-Family Residential District - (36,000 sq. ft. Minimum)

1. General Purpose and Description

The SF-36, Single Family Residential District – 36,000 is intended to promote and encourage a suitable environment for family life on large parcels of land used for agricultural purposes and single-family homes. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas.

2. Permitted Uses:

- a. Those uses specified in this Section.
- b. Single-family detached dwellings.
- c. Farms, barns, livestock, nurseries, greenhouses, or gardens, limited to the propagation and cultivation of plants, provided no retail business is conducted on the premises except as provided under home occupation (see definition for [Home Occupation](#)). The property owner's privately owned horses, mules, donkeys and ponies shall not have a maximum number allowed on their property. The boarding or keeping of horses other than the owner's shall be a maximum of one (1) horse, mule, donkey or pony per acre not to exceed a total number of three (3). (See [requirements for metal barns.](#))
- d. Municipally-owned facilities and uses.
- e. 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.
- f. 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.
- g. 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. Structures for agricultural purposes only, such as shade structures, one hundred twenty (120) square feet or less are excluded from this maximum, but are included in consideration of maximum impervious coverage. The boarding or keeping of equine shall be a maximum of one (1) horse, mule, donkey or pony per acre. 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 one-thousand two-hundred (1,200) square feet (including detached garage, workshop, pool house, etc.) are allowed with a building permit and must observe the setback requirements for the main structures. All accessory buildings greater than one-thousand two-hundred (1,200) square feet require a [Specific Use Permit \(SUP\)](#).
 - 3) One antenna fifty feet (50') or less in height (amateur or CB radio) located in the rear yard.

- 4) Detached living quarters/accessory dwelling units shall only be considered by Specific Use Permit (SUP) and are required to be on a lot one-and-a-half (1.5) acres or larger. They 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.
- 6) All accessory structures shall be constructed of materials complimentary to the main structure.
- h. Swimming Pool (private).
- i. Such uses as may be permitted under the provisions of a 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](#). Modified building heights may be imposed 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 8.14 - Supplemental Regulations](#))

a. Size of Lots

- 1) **Minimum Lot Area** - Thirty-six thousand (36,000) square feet.
- 2) **Minimum Lot Width** - One hundred forty feet (140').
- 3) **Minimum Lot Depth** - Two hundred feet (200').

b. Size of Yards

- 1) **Minimum Front Yard** - Thirty-five feet (35'), one hundred feet (100') for agricultural structures without a main building, sixty feet (60') for residential buildings with access on a thoroughfare.
- 2) **Minimum Side Yard** - Ten percent (10%) of the lot width but not more than fifteen feet (15'); fifteen feet (15') from street right-of-way; twenty-five feet (25') from a thoroughfare right-of-way.
- 3) **Minimum Rear Yard** - Twenty feet (20') adjacent to an alley; fifteen feet (15') if no alley.

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 percent (30%) by main buildings; fifty percent (50%) including accessory buildings, pools, driveways, parking areas, and any impervious surface.

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, light load vehicles, recreational vehicles, and towed heavy load vehicles (trailers) 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 or on gravel surfaces over compacted sub-grade except that light load and heavy load trailers and recreational vehicles shall be parked no closer than a distance of one-hundred feet (100') from the front street right-of-way. 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.
- 3) Notwithstanding the locational criteria in 2) above, recreational vehicles may be temporarily parked on paved surfaces within one-hundred feet (100') of the front street right-of-way 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) Agricultural equipment and vehicles are permitted and such vehicles do not have to be parked on paved surfaces; these vehicles may be parked anywhere within a lot on gravel, grass, or any other type of surface.
- 5) No self-propelled 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 - Two thousand four hundred (2,400) 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. Gravel driveways are permitted for properties one (1) acre in size and larger.
- c. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on two (2) acres or larger.
- d. Outside storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, garden materials, etc.)
- e. Single-family homes with side entry garages have special setback requirements as established in [Section 8.07 - Off-Street Parking and Loading Requirements](#).
- f. Other Regulations - As established in [Section 8.06 - Building Design and Development Standards](#).

SF-36 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) 1,200 sq. ft. or less	P
Accessory building (detached) in excess of 1,200 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
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
Stable (commercial) on two (2) acres or more	SUP
Stable (private)	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