

SF/16, SF/10, SF/7 (Single-Family) Districts

15-100 Purpose of Districts: The Single-Family Districts provide for a variety of single-family housing in safe and comfortable neighborhood environments. Alternative minimum requirements for lot size, dwelling unit size, and general development standards have been established to encourage housing variety and to protect neighborhood character. The district regulations are designed to further protect the character of residential neighborhoods by excluding incompatible activities and avoiding overcrowding of land. The Single-Family Districts also permit the establishment of appropriate institutions and community facilities necessary to create an integral residential environment.

15-200 [SF/16 Permitted Uses](#), [SF/10 Permitted Uses](#), [SF/7 Permitted Uses](#): Any use indicated as permitted in this district on the Schedule of Uses, Section 10-200.

15-300 Lot Requirements: No main building or structure for any permitted use shall be placed, erected, altered or maintained on a lot containing less area than the minimum lot areas set forth in Section 15-310. No minimum lot area is required for permitted uses not having a building or structure.

15-310 Schedule of Minimum Lot Area

SF/16 minimum: 16,000 square feet

SF/10 minimum: 10,000 square feet

SF/7 minimum: 7,000 square feet

15-320 The minimum lot area may be reduced by ten (10) percent in the SF/16 District and by five (5) percent in the SF/10 and SF/7 Districts provided that the average lot area for the entire subdivision meets the minimum lot areas set forth in Section 15-310. In no case shall the number of lots being reduced be more than ten (10) percent of the total number of lots in the subdivision.

15-400 Minimum Dwelling Unit Area: The City Council shall at the time of establishing, changing, or amending any Single-Family District designate one minimum dwelling unit area from the Schedule of Minimum Dwelling Unit Area, Section 17-510, indicated as permitted for the district being considered.

Schedule of Minimum Dwelling Unit Area

The only minimum dwelling unit areas which may be designated for a zoning district are those so indicated for that district.

X - Indicates where permitted.

(1) - Half total floor area of duplex structure.

Minimum Dwelling Unit Area	AG	SF/16	SF/10	SF/7	D
A - 2300 square feet	X	X	X		
B - 2100 square feet	X	X	X		
C - 1900 square feet	X	X	X		
D - 1700 square feet	X		X	X	X(1)
E - 1500 square feet	X			X	X(1)
F - 1300 square feet	X			X	X(1)
G - 1100 square feet	X			X	X(1)
H - 900 square feet				X	X(1)

15-500 Development Requirements: The City Council shall at the time of establishing, changing, or amending any single-family district designate one of the sets of requirements on the Schedule of Development Requirement Sets, Section 18-041, indicated as permitted for the district being considered. The designated set shall establish the maximum and minimum requirements for lot depth and width, yards, building height, lot coverage, parking and access.

Schedule Development Set Requirements

The only sets of development requirements which may be designated for a zoning district are those indicated.

X - Indicates where permitted.

Development Sets	SF/16	SF/10	SF/7	D
Set 1	X			
Set 2	X	X		
Set 3			X	

15-600 Storage Room Requirements: Each dwelling unit shall have a storage room designed to accommodate lawn and garden maintenance equipment, household objects, and other such things. The storage room shall be on the same site as the dwelling unit and shall contain not less than fifty (50) square feet of floor area and not less than 350 cubic feet of volume and be directly accessible from the outside of the dwelling unit. If a garage is provided on the site, such garage shall satisfy this requirement.

Single-Family Development Requirements Set 1

18-110 Lot Requirements: All lots shall conform to the following:

18-111 Minimum Lot Width: 100 feet

18-112 Minimum Lot Depth: 125 feet

18-120 Yard (Setback) Requirements: All portions of all main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Sections 11 and 13 except that:

1. Ordinary projections of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other similar architectural features may not project more than three (3) feet into required front and rear yards and roof overhangs may not project more than three (3) feet into a required side yard.
2. Fireplaces, bay windows and other similar construction not exceeding seven (7) feet in width may extend two (2) feet into a required yard; provided the total length of all such projections into a yard shall not exceed one-third (1/3) the length of the exterior wall, excluding garages adjacent to that yard.
3. An uncovered wood deck thirty (30) inches or less in height may project into a required side or rear yard.

18-121 Yards Adjacent to Streets: Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. Minimum yards shall be provided as follows:

18-121.1 Minimum Front Yard: 35 feet

18-121.2 Minimum Side Yard: 25 feet

18-121.3 Minimum Rear Yard: 35 feet

18-122 Yards Not Adjacent to Streets

18-122.1 Minimum Side Yard: 10 feet on each side of each lot

18-122.2 Minimum Rear Yard: 10 feet

18-130 Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than forty (40) percent of the lot.

18-131 Floor Area Ratio: No floor area ratio is set forth.

18-140 Height Limits: Buildings or structures shall not exceed thirty (30) feet in height. See Section 38, Definitions ("Building Height" and "Grade, Average").

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding fifty (50) percent of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

18-150 Automotive Parking Space in Residential Uses: Required residential automotive parking spaces located in a main or accessory building shall have a minimum driveway length of twenty (20) feet measured along the shortest side to the right-of-way of the abutting roadway or alley. This section does not apply to required residential parking spaces located in an unenclosed carport.

Single-Family Development Requirements Set 2

18-210 Lot Requirements: All lots shall conform to the following:

18-211 Minimum Lot Width: 75 feet

18-212 Minimum Lot Depth: 100 feet

18-220 Yard (Setback) Requirements: All portions of all main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Sections 11 and 13 except that:

1. Ordinary projections of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other similar architectural features may not project more than three (3) feet into required front and rear yards and roof overhangs may not project more than three (3) feet into a required side yard.
2. Fireplaces, bay windows and other similar construction not exceeding seven (7) feet in width may extend two (2) feet into a required yard; provided the total length of all such projections into a yard shall not exceed one-third (1/3) the length of the exterior wall, excluding garages adjacent to that yard.
3. An uncovered wood deck thirty (30) inches or less in height may project into a required side or rear yard.

18-221 Yards Adjacent to Streets: Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. Minimum yards shall be provided as follows:

18-221.1 Minimum Front Yard: 30 feet

18-221.2 Minimum Side Yard: 20 feet

18-221.3 Minimum Rear Yard: 30 feet

18-222 Yards Not Adjacent to Streets

18-222.1 Minimum Side Yard: 7½ feet on each side of the lot

18-222.2 Minimum Rear Yard: 10 feet

18-230 Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than forty (40) percent of the lot.

18-231 Floor Area Ratio: No floor area ratio is set forth.

18-240 Height Limits: Buildings or structures shall not exceed thirty (30) feet in height. See Section 38 Definitions ("Building Height" and "Grade, Average").

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not

exceeding fifty (50) percent of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

18-250 Automotive Parking Space in Residential Uses: Required residential automotive parking spaces located in a main or accessory building shall have a minimum driveway length of twenty (20) feet measured along the shortest side to the right-of-way of the appropriate roadway or alley. This section does not apply to required residential parking spaces located in an unenclosed carport.

Single-Family Development Requirements Set 3

18-310 Lot Requirements: All lots shall conform to the following:

18-311 Minimum Lot Width: 60 feet

18-312 Minimum Lot Depth: 100 feet

18-320 Yard (Setback) Requirements: All portions of all main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a required yard shall be open and unobstructed as set forth in Sections 11 and 13 except that:

1. Ordinary projections of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other similar architectural features may not project more than three (3) feet into required front and rear yards and roof overhangs may not project more than two (2) feet into a required side yard.
2. Fireplaces, bay windows and other similar construction not exceeding seven (7) feet in width may extend two (2) feet into a required yard; provided the total length of all such projections into a yard shall not exceed one-third (1/3) the length of the exterior wall, excluding garages adjacent to that yard.
3. An uncovered wood deck thirty (30) inches or less in height may project into a required side or rear yard.

18-321 Yards Adjacent to Streets: Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. Minimum yards shall be provided as follows:

18-321.1 Minimum Front Yard: 20 feet

18-321.2 Minimum Side Yard: 20 feet

18-321.3 Minimum Rear Yard: 25 feet

18-322 Yards Not Adjacent to Streets

18-322.1 Minimum Side Yard: 6 feet on each side of each lot

18-322.2 Minimum Rear Yard: 10 feet

18-330 Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than forty-five (45) percent of the lot.

18-331 Floor Area Ratio: No floor area ratio is set forth.

18-340 Height Limits: Buildings or structures shall not exceed thirty (30) feet in height. See Section 38 Definitions ("Building Height" and "Grade, Average").

General Exceptions: The height regulations contained in the District Regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding fifty (50) percent of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various districts.

18-350 Automotive Parking Space in Residential Uses: Required residential automotive parking spaces located in a main or accessory building shall have a minimum driveway length of twenty (20) feet measured along the shortest side to the right-of-way of the appropriate roadway or alley. This section does not apply to required residential parking spaces located in an unenclosed carport.

Single-Family Development Requirements Set 4

18-410 Lot Requirements: All lots shall conform to the following:

18-411 Minimum Lot Width: 75 feet

18-412 Minimum Lot Depth: 100 feet

18-420 Yard (Setback) Requirements: All portions of all main buildings or structures shall be set back from all property lines to provide the following minimum yards. Every part of a

required yard shall be open and unobstructed as set forth in Sections 11 and 13 except that:

1. Ordinary projections of window sills, belt courses and other similar architectural features may not project more than one (1) foot into required yards. Ordinary projections of cornices, roof overhangs, unsupported canopies and other similar architectural features may not project more than three (3) feet into required front and rear yards and roof overhangs may not project more than three (3) feet into a required side yard.
2. Fireplaces, bay windows and other similar construction not exceeding seven (7) feet in width may extend two (2) feet into a required yard; provided the total length of all such projections into a yard shall not exceed one-third (1/3) the length of the exterior wall, excluding garages adjacent to that yard.
3. An uncovered wood deck thirty (30) inches or less in height may project into a required side or rear yard.

18-421 Yards Adjacent to Streets: Yards adjacent to streets shall be measured from the existing or proposed right-of-way line of adjacent streets as provided for on the approved current thoroughfare plan, whichever requires the greater setback. Minimum yards shall be provided as follows:

18-421.1 Minimum Front Yard: 25 feet

18-421.2 Minimum Side Yard: 20 feet

18-421.3 Minimum Rear Yard: 25 feet

18-422 Yards Not Adjacent to Streets

18-422.1 Minimum Side Yard: 7½ feet on each side of the lot

18-422.2 Minimum Rear Yard: 10 feet

18-430 Maximum Lot Coverage: Buildings or structures or parts thereof shall not be erected, altered, or placed so as to cover more than forty (40) percent of the lot.

18-431 Floor Area Ratio: No floor area ratio is set forth.

18-440 Height Limits: Buildings or structures shall not exceed thirty (30) feet in height. See Section 38 Definitions ("Building Height" and "Grade, Average").

General Exceptions: The height regulations contained in the District regulations shall not apply to spires, belfries, cupolas, television antennas, water tanks, ventilators, chimneys, solar screens or collectors, skylights, elevator towers, cooling towers, mechanical equipment rooms (not exceeding fifty (50) percent of a typical floor area) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy except as noted in various

districts.

18-450 Automotive Parking Space in Residential Uses: Required residential automotive parking spaces located in a main or accessory building shall have a minimum driveway length of twenty (20) feet measured along the shortest side to the right-of-way of the appropriate roadway or alley. This section does not apply to required residential parking spaces located in an unenclosed carport.

SF/16 Permitted Uses

SF/16 (Single-Family/16) District

The Standard Zoning category lists the permitted uses within property zoned SF/16 (Single-Family) District District and not located within one of the three freeway corridor overlay

districts. Within the freeway corridor overlay districts, IH 30 Overlay, IH 635 Overlay, and SH 190 Overlay, the permitted use lists have been modified in order to promote a development pattern that is appropriate for that particular corridor.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

Standard Zoning	IH 30 Overlay	IH 635 Overlay	SH 190 Overlay
Accessory Building	Accessory Building	Accessory Building	Accessory Building
Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*
Antenna, Private	Antenna, Commercial Type 2*	Antenna, Commercial Type 2*	Antenna, Commercial Type 2*
Batching Plant, Temporary	Antenna, Private	Antenna, Private	Antenna, Private
Charter School*	Batching Plant, Temporary	Batching Plant, Temporary	Batching Plant, Temporary
Church	Church	Church	Church
Electric Generating Plant*	Electric Substation*	Electric Substation*	Electric Substation*
Electric Substation*	Family Home, Registered*	Guest House*	Guest House*
Foster Home*	Guest House*	Library*	Library*
Guest House*	Library*	Neighborhood Assistance Center*	Neighborhood Assistance Center*
Library*	School, Private*	School, Public and Private	School, Public and Private
Mining*	Single Family Detached	Single Family Detached	Single Family Detached
Neighborhood Assistance Center*	Water Reservoir or Well, Public*	Water Reservoir or	Water Reservoir or
Sanitary Landfill*			

School, Public and
Private

Well, Public*

Well, Public*

Sewage Treatment
Plant*

Single Family
Detached

Stadium, Arena,
Athletic Field*

Water Reservoir or
Well*

Water Treatment
Plant*

Wind Generator*

SF/10 Permitted uses

SF/10 (Single-Family/10) District

The Standard Zoning category lists the permitted uses within property zoned SF/10 (Single-

Family/10) District and not located within one of the three freeway corridor overlay districts. Within the freeway corridor overlay districts, IH 30 Overlay, IH 635 Overlay, and SH 190 Overlay, the permitted use lists have been modified in order to promote a development pattern that is appropriate for that particular corridor.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

Standard Zoning	IH 30 Overlay	IH 635 Overlay	SH 190 Overlay
Accessory Building	Accessory Building	Accessory Building	Accessory Building
Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*
Antenna, Private	Antenna, Commercial Type 2*	Antenna, Commercial Type 2*	Antenna, Commercial Type 2*
Batching Plant, Temporary	Antenna, Private	Antenna, Private	Antenna, Private
Care of Alcoholic, Drug Dependent or Psychiatric Patients - In Home*	Batching Plant, Temporary	Batching Plant, Temporary	Batching Plant, Temporary
Charter School*	Church	Church	Church
Church	Electric Substation*	Electric Substation*	Electric Substation*
Electric Generating Plant*	Family Home, Registered*	Kindergarten, Preschool or Child Care Center*	Family Home, Registered*
Electric Substation*	Kindergarten, Preschool or Child Care Center*	Library*	Kindergarten, Preschool or Child Care Center*
Foster Home*	Library*	Neighborhood Assistance Center*	Library*
Kindergarten, Preschool or Child Care Center*	School, Private*	School, Public and Private	Neighborhood Assistance Center*
Library*	Single-Family Detached	Single-Family	School, Public and

Mining*	Water Reservoir or Well, Public*	Detached	Private
Neighborhood Assistance Center*		Water Reservoir or Well, Public*	Single-Family Detached
Sanitary Landfill*			Water Reservoir or Well, Public*
School, Public and Private			
Sewage Treatment Plant*			
Single-Family Detached			
Stadium, Arena, Athletic Field*			
Water Reservoir or Well*			
Water Treatment Plant*			
Wind Generator*			

SF/7 Permitted uses

SF/7 (Single-Family/7) District

The Standard Zoning category lists the permitted uses within property zoned SF/7 (Single-Family/7) District and not located within one of the three freeway corridor overlay districts. Within the freeway corridor overlay districts, IH 30 Overlay, IH 635 Overlay, and SH 190 Overlay, the permitted use lists have been modified in order to promote a development pattern that is appropriate for that particular corridor.

An asterisk (*) denotes that a use is permitted by Specific Use Permit only.

Standard Zoning	IH 30 Overlay	IH 635 Overlay	SH 190 Overlay
Accessory Building	Accessory Building	Accessory Building	Accessory Building
Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*	Antenna, Commercial Type 1*
Antenna, Private	Antenna, Commercial Type 2*	Antenna, Commercial Type 2*	Antenna, Commercial Type 2*
Batching Plant, Temporary	Antenna, Private	Antenna, Private	Antenna, Private
Care of Alcoholic, Drug Dependent or Psychiatric Patients - In Home*	Batching Plant, Temporary	Batching Plant, Temporary	Batching Plant, Temporary
Charter School*	Church	Church	Church
Church	Electric Substation*	Electric Substation*	Electric Substation*
Electric Generating Plant*	Family Home, Registered*	Kindergarten, Preschool or Child Care Center*	Family Home, Registered*
Electric Substation*	Kindergarten, Preschool or Child Care Center*	Library*	Kindergarten, Preschool or Child Care Center*
Foster Home*	Library*	Neighborhood Assistance Center*	Library*
Kindergarten, Preschool or Child Care Center*	School, Private*	School, Public and Private	Neighborhood Assistance Center*
	Single-Family		

Library*	Detached	Single-Family Detached	School, Public and Private
Mining*	Water Reservoir or Well, Public*	Water Reservoir or Well, Public*	Single-Family Detached
Neighborhood Assistance Center*			Water Reservoir or Well, Public*
Sanitary Landfill*			
School, Public and Private			
Sewage Treatment Plant*			
Single-Family Detached			
Stadium, Arena, Athletic Field*			
Water Reservoir or Well*			
Water Treatment Plant*			
Wind Generator*			