

Single Family Attached District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory community center – private (SUP)
- Accessory dwelling unit
- Accessory game court – private (SUP)
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Home occupation
- Occasional sales – garage sales
- Private stables (SUP)
- Solar Collectors
- Swimming pool - private
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church (SUP)
- Day care facility (SUP)
- Group homes
- Limited fundraising events (L)
- Nursing, convalescent homes and hospices (SUP)
- Schools, public and private (SUP)

Lodging Uses – None allowed

Office Uses – None allowed

Recreation Uses

- Community park, recreation center or golf course (SUP)
- Country club with private membership
- Neighborhood park or playground
- Private recreation center, club or area (SUP)

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

Residential Uses

- Retirement housing (SUP)
- Single-family dwellings
- Two-family dwellings (SUP)

Retail and Personal Service Uses – None allowed

Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary grazing (TUP)

Transportation Uses

- Transit passenger shelter (SUP)

Utility and Public Service Uses

- Electric substation and gas regulator station (SUP)
- Library (SUP)
- Local utilities
- Police and fire stations (SUP)
- Post office (SUP)
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

Wholesale, Distribution and Storage Uses

- Recycling collection center (L)

Wireless Telecommunication Uses

- Public safety telecommunication facility (SUP)

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District	
	SINGLE-FAMILY ATTACHED	
<i>Minimum Lot Size</i>	a) 2,000 square feet lot area per single-family attached dwelling unit	
	b) 6,000 square feet lot area per single-family detached dwelling unit. Shall meet the lot size requirements of the Single-Family Detached District.	
	c) Use of the minimum lot area requires additional common open space to stay within the maximum dwelling unit density of five units per acre. The additional common open space may not be credited in a future resubdivision to increase the dwelling unit density within the original subdivision.	
	d) A lot size larger than these minimums may be required as a condition of approval of a subdivision plat for lots within 300 feet of existing residential development, if:	
	<ol style="list-style-type: none"> 1. A larger lot size is necessary to ensure the compatibility between the proposed development and existing residential development; and 2. Use of a larger lot size would not adversely affect the use of property in the proposed development, neighboring properties, or adjacent thoroughfares. 	
<p><i>Building Setbacks:</i> Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:</p>		
	<p><i>Minimum</i></p> <p><i>Permitted</i></p>	<p><i>Maximum</i></p> <p><i>Required</i></p>

Front	10 feet	50 feet
Side	a) 0 feet on that side of the lot for which the side lot line is coincident with the party wall between attached dwellings; or	25 feet
	b) 5 feet for single-family attached end unit and for single-family detached unit.	
	c) A zero side yard is allowed only when:	
	1. The opposite side yard is a minimum of 10 feet; and	
	2. The purpose is to develop a zero-lot-line development.	
Rear	5 feet	25 feet
<i>Maximum Lot Coverage</i>	a) 70% for all residential structures;	
	b) 25% for all nonresidential structures;	
	c) 80% for all structures combined.	
<i>Maximum Dwelling Unit Density</i>	a) 12.0 units per acre;	
	b) 1 unit per lot by right; and	
	c) 2 units per lot by SUP.	
<i>Floor Area</i>	a) No maximum floor area ratio;	
	b) Minimum floor area for each dwelling unit is 800 square feet.	

	c) Basements, garages, and carports do not count in calculating floor area for the purposes of this provision.
<i>Maximum Building Height</i>	a) 35 feet for main buildings;
	b) 16 feet for other permitted structures.
<i>Additional Requirements</i>	None.
	(Code 1975, § 58-2.114; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 18—21, 8-9-93; Ord. No. 2399, § 3, 1-8-96; Ord. No. 3165, § 1, 4-12-11)