

Single Family Detached 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
- 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)
- 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

- Single-family dwellings

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)
- Temporary living quarters (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 DETACHED	
Minimum Lot Size	a) 6,000 square feet	
	b) 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.	
	c) 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:	
	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.	
Minimum Lot Frontage	a) 60 feet at front property line;	
	b) 40 feet cul-de-sac at front property line.	

Building Setbacks: 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:

Minimum Permitted

Maximum Required

Front	a) 15 feet to a porch with no living space above it; and	None.
	b) 20 feet in all other circumstances	
Side	a) 10 feet;	None.
	b) Cantilevers, including structural elements, may encroach no more than 2 feet.	
Rear	a) 20 feet;	None.
	b) Open unenclosed covered patios and decks between 30 inches and 8 feet in height may encroach into the required rear setback up to ten feet from the rear property line, provided they do not encroach into any easement.	
<i>Maximum Lot Coverage</i>	a) 60% for all residential structures;	
	b) 25% for all nonresidential structures;	
	c) 75% for all structures combined.	
<i>Maximum Dwelling Unit Density</i>	a) 5.0 units per acre; and	
	b) 1 unit per lot.	
<i>Floor Area</i>	a) No maximum floor area ratio;	
	b) Minimum floor area for a residential structure on a lot is 1,000 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>	a) A minimum of four legal parking spaces on the street for lots fronting on the bulb of a cul-de-sac.	
	b) A parking plan shall be submitted with the conceptual site plan displaying the four parking spaces.	
	c) The maximum width of a driveway for lots located on the bulb of a cul-de-sac measured at the front property line shall be 24 feet.	
	(Code 1975, § 58-2.113; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2279, §§ 13—15, 8-9-93; Ord. No. 2399, §§ 1, 2, 5, 1-8-96; Ord. No. 2574, § 1, 10-25-99; Ord. No. 2687, § 6, 10-22-01; Ord. No. 3164, § 1, 3-22-11; Ord. No. 3165, § 1, 4-12-11)	