

Sec. 18-188. Single-Family Detached Districts.

(a) Purpose. The Comprehensive Plan calls for the development of low density residential areas within the City. One of the main forms of low density residential development is the individual single-family home on its own lot. The Single-Family Detached District provides for the development and protection of this type of development. A variety of different lot sizes and housing forms are appropriate in this district depending on its location within the community and its relationship to adjacent areas. Specific lot configurations and architectural styles within this district shall be determined through the platting process and the Development Permit review process.

(b) Main uses permitted.

(1) Agricultural uses.

Crop production (L).

(2) Industrial uses.

Heavy Equipment Operator Outdoor Training Site (SUP).

Mining (SUP).

Well site or production site.

(3) Institutional and community service uses.

Cemeteries and mausoleum (SUP).

Church (SUP).

Day care facility (SUP).

Group home.

Schools, public and private.

(4) Lodging uses. None permitted.

(5) Office uses. None permitted.

(6) Recreation uses.

Community park, recreation center, or golf course (SUP).

Country club (SUP).

Neighborhood park or playground.

Private recreation center, club, or area (SUP).

(7) Residential uses.

Single-family dwellings.

(8) Retail and personal service uses. None permitted.

(9) Temporary uses.

Christmas tree lots (TUP).

Seasonal sales stand (TUP).

Temporary batch plant (TUP).

Temporary construction yard, construction/sales office (TUP).

Temporary grazing (TUP).

Temporary living quarters (TUP).

(10) Transportation uses.

Transit passenger shelter (SUP).

(11) 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).

(12) Wholesale, distribution and storage uses.

None permitted.

(13) Wireless telecommunication uses.

Public safety telecommunication facility (SUP).

See also Sections 18-1103 and 18-1104.

(c) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and subject to additional regulations. See Section 18-355 et seq.

(1) The following accessory uses are not permitted in a Single-Family Detached District:

Accessory outside display.

Accessory outside sales.

(2) The following accessory uses are permitted by right in a Single-Family Detached District:

Accessory outside storage.

Amateur telecommunication facility.

Attachment of telecommunication antenna to existing structure.

Home occupation.

Occasional sales (garage sales).

Private stables.

Swimming pools (private).

Television reception antenna or dish.

(3) The following accessory uses are permitted in a Single-Family Detached District by SUP only:

Accessory community center.

Accessory game court.

Wind energy conversion systems.

(d) Yard, lot, and space regulations.

(1) Front, side, and rear yard.

a. Front, side and rear yards are determined through Development Permit review. For this district the following chart shows the minimum front, side and rear yards permitted.

TABLE INSET:

For:	Minimum Permitted (feet)
Front yard	15
Side yard	10*
Rear yard	20

* See Subsection (d)(1)c of this section.

b. Performance criteria contained in Sections 18-421, 18-422, and 18-423 shall be used to determine the actual front, side, and rear yard requirements for each project during the Development Permit review process.

c. Cantilevers, including structural elements, may encroach into the required side setback by no more than two feet.

(2) Dwelling unit density.

a. In a Single-Family Detached District, no more than five dwelling units for each acre are allowed.

b. In a Single-Family Detached District, only one dwelling unit is allowed on a lot.

(3) Floor area.

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.

(4) Height.

a. Maximum height of main buildings is 35 feet.

b. Maximum height of other permitted structures is 16 feet.

(5) Lot coverage. Maximum lot coverage is:

a. Sixty percent for residential structures;

b. Twenty-five percent for nonresidential structures; and

c. Seventy-five percent for all structures combined.

(6) Lot size.

a. Minimum lot area for residential use is 6,000 square feet. 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.

b. 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.

(7) Lot frontage and driveway width.

a. The minimum lot frontage for all lots shall be 60 feet measured at the front property line, except that lots on a cul-de-sac street shall have a minimum lot frontage of 40 feet at the front property line and a minimum of four legal parking spaces on the street for lots fronting on the bulb of a cul-de-sac. A parking plan shall be submitted with the Conceptual Site Plan displaying the four parking spaces.

b. 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.

(e) Additional provisions. None.

(Code 1975, § 58-2.113; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2255, § 3, 5-24-93; Ord. No. 2279, §§ 13--15, 8-9-93; Ord. No. 2399, §§ 1, 2, 5, 1-8-96; Ord. No. 2524, § 3, 10-12-98; Ord. No. 2574, § 1, 10-25-99; Ord. No. 2687, § 6, 10-22-01; Ord. No. 3064, § 3, 8-12-08)