

SECTION 11  
SF-1A SINGLE-FAMILY RESIDENTIAL DISTRICT  
**(As amended by Ordinance No. 480-HHH)**  
**(As amended by Ordinance No. 480-NNN)**  
**(As amended by Ordinance No. 480-OOO)**  
**(As amended by Ordinance 480-QQQ)**  
**(As amended by Ordinance No. 480-FFFF)**

11.1 PURPOSE AND INTENT - The purpose and intent of the SF-1A Single Family Residential District is to provide for compatible land, building, and structure uses primarily oriented to low density residential purposes, select agricultural uses, open space uses, and select community facility uses. The SF-1A district may serve as a transitional element between limited residential development and intense agricultural activities and higher density urbanized areas of this City. Low density detached single family residential dwellings and development, along with the aforescribed uses, comprise the principal elements of the district.

11.2 PERMITTED USES

- a. Agricultural Uses - Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries.
- b. Residential Uses - Single family detached dwellings.
- c. Community Facility Uses
  - 1. Public, semi-public and private parks;
  - 2. Recreation and open space including playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries;
  - 3. Private boat docks, swimming pools and game courts;
  - 4. City hall, fire and police stations and other municipal uses; and
  - 5. Other uses of a similar nature and character.

11.3 ACCESSORY USES - In addition to those accessory uses specifically authorized in Section 34 of this ordinance, any use may be established as an accessory use to a permitted use when it complies with the conditions for an accessory use as defined in this ordinance.

11.4 SPECIFIC USE PERMITS - Specific use permits may be approved by the City Council following a recommendation from the Planning and Zoning Commission as specifically authorized in Section 45 of this ordinance, subject to full and complete compliance with any and all conditions required in Section 45, together with any other conditions as the City Council may impose. Any use accessory to an approved specific use permit shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-C.)

11.5 DEVELOPMENT REGULATIONS - In this district, the following development regulations shall be applicable:

- a. Height: No building or structure shall exceed two and one-half (2-1/2) stories, nor shall it exceed thirty-five (35) feet.
- b. Front Yard: There shall be a front yard of not less than forty (40) feet.
- c. Side Yard: There shall be a side yard of not less than twenty (20) feet.
- d. Rear Yard: There shall be a rear yard of not less than forty (40) feet.
- e. Maximum Lot Coverage: All buildings or structures shall have a maximum lot coverage not exceeding twenty percent (20%) of the lot area, including all principal and accessory structures. (As amended by 480-QQQ)
- f. Lot Area: The minimum area of a lot shall be forty three thousand five hundred sixty (43,560) square feet except that no minimum area shall be required for any open space lot designated in a City Council approved concept or development plan. (As amended by Ordinance No. 480-NNN)
- g. Lot Dimensions: Each lot shall have a minimum width of one hundred (100) feet and a minimum depth of one hundred twenty-five (125) feet.
- h. Floor Area: The main residence shall contain a minimum of two thousand (2,000) square feet of floor area.
- i. Maximum Residential Density: The maximum number of dwelling units per acre shall be 1.0.
- j. Accessory Structure Standards (As amended by 480-QQQ):
  1. All accessory structures in the SF-1A zoning district shall meeting the following standards:
    - i. The sum total of all accessory structures and buildings on the lot shall not exceed 3% of the lot area or 4,000 sq.ft.
    - ii. All accessory structures that are, individually or cumulatively, less than 500 sq.ft. shall meet the accessory structure standards under Section 34.2.
    - iii. All accessory structures that individually are equal to or exceed 500 sq.ft.:
      1. Setbacks from adjoining lots shall meet the principal structure setback standards. No setbacks are required from the principal structure, however, fire separation requirements may apply.
      2. Height shall not exceed 20 feet.
      3. Accessory structures of metal, wood or vinyl siding or equivalent material shall meet the following design standards:
        - a. Minimum of 2 colors (principal color limited to white, beige, natural shades of greens and browns, or color matching the principal structure, with trim of contrasting colors).

- b. All metal accessory buildings to be painted with a factory applied non-metallic matte-finish.
  - c. Addition of trim detail around the windows/doors/or string courses or water tables.
  - d. Windows, doors, or other openings required on at least 2 sides.
  - e. Pitched roof required (of the appropriate pitch for the roof design chosen or a minimum of 1:3).
4. Accessory structures using masonry shall meet the following standards:
- a. Masonry material used shall match the masonry material of the principal structure on the lot.
  - b. Addition of trim detail around the windows/doors/or string courses or water tables.
  - c. Windows, doors, or other openings required on at least 2 sides.
  - d. Roof (design, pitch, and materials) to be the same type as the principal structure roof.
- iv. Standards in subsection (iii) above shall not apply to accessory buildings that do not have any enclosing walls such as gazebos, play structures, and pergolas.

11.6 SPECIAL EXCEPTION USES - Special exception uses may be approved by the Board of Adjustment as specifically authorized in Section 44 of this ordinance subject to full and complete compliance with any and all conditions required in Section 44, together with any other conditions as the Board of Adjustment may impose. Any use accessory to an approved special exception use shall be permitted without specific approval if it complies with the conditions for an accessory use as defined in this ordinance. (As amended by Ordinance No. 480-D.)

11.7 CONCEPT PLAN - A Concept Plan meeting the requirements of Section 41 of this ordinance is required to be submitted with a request for zoning to an SF-1A Single Family Residential District. (As amended by Ordinance No. 480-HHH, 480-OOO, and 480-FFFF).