

SECTION 13  
SF-30 SINGLE FAMILY RESIDENTIAL DISTRICT  
**(As Amended by Ordinance No. 480-NNN)**  
**(As amended by Ordinance No. 480-OOO)**  
**(As amended by Ordinance No. 480-FFFF)**

- 13.1 PURPOSE AND INTENT - The purpose and intent of the SF-30 Single Family Residential District is to provide for compatible land, building, and structure uses primarily oriented to moderately low density residential purposes, open space uses, and select community facility uses. Moderately low density detached single family residential dwellings and development, along with the aforescribed uses, comprise the principal elements of the district.
- 13.2 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. City hall, fire and police stations and other municipal uses; and
    - 4. Other uses of a similar nature and character.
- 13.3 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.
- 13.4 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.)
- 13.5 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 thirty-five (35) 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, except the sum total of accessory buildings shall not exceed 750 square feet. (As amended by Ordinance No. 480-C.)
- f. Lot Area: The minimum area of a lot shall be thirty thousand (30,000) 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 one thousand eight hundred (1,800) square feet of floor area.
- i. Maximum Residential Density: The maximum number of dwelling units per acre shall be 1.45.

13.6 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-30A Single Family Residential District. (As amended by Ordinance No. 480-FFFF.)

13.7 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.)