

§ 14.02.203. SF-2 Single-Family 2 Residential District.

- (a) District. Regulations set forth in this section are the district regulations in the SF-2 Residential District.
- (b) Permitted uses. In the SF-2 Residential District, no building, or land shall be used and no building shall be hereafter erected, reconstructed or enlarged, unless otherwise provided in this article, except for one or more of the following uses:
 - (1) One-family dwellings.
 - (2) Churches.
 - (3) Public schools.
 - (4) Museums, libraries, parks, playgrounds, or community centers.
 - (5) Municipal and utility company facilities where no public business office and no repair or storage facilities are maintained.
 - (6) Country clubs, golf courses, (except miniature courses, driving tees and other similar activities operated for commercial purposes).
 - (7) Swimming pools and pool cabanas (not to exceed 500 square feet).
 - (8) Temporary buildings accessory to new construction as provided in section 14.02.114.
 - (9) Fire stations.
 - (10) Only the following accessory buildings and uses:
 - (A) One private garage.
 - (B) Accessory buildings when located on the ground or erected over a private garage, shall not have a total height of more than twenty-five (25) feet and the total enclosed area shall not exceed nine hundred (900) square feet in the aggregate. No accessory building shall be erected within ten (10) feet of any other building, except detached garages may be located within five (5) feet of the main dwelling.
 - (C) However, nothing herein shall authorize or be construed to permit the occupancy or the use of an accessory building as a place of abode or dwelling by anyone other than an immediate family member or a bona fide servant actually employed by the occupant or owner of the main structure. The city defines “immediate family” as current spouse, parent, child, child’s spouse, sibling, grandparents or grandchildren.
 - (D) Workshops, hobby shops, storage sheds as an accessory use located in the rear yard.
 - (E) Uses customarily incident to any other above uses situated in the same

dwelling, when not involving the conduct of a business or industry, except for home occupations as proved for in section 14.02.108.

- (F) Unilluminated signs not exceeding twelve (12) square feet in area pertaining to the sale or rental of property on which they are located; provided, however, that no advertising sign of any other character shall be permitted in SF-1 Residential District.
 - (G) One guest house on lots in excess of one-half (1/2) acre, provided that a required rear yard is provided behind the guest house, required side yards are met and the guest house is at least twenty (20) feet away from the main house.
 - (H) Portable accessory buildings shall not exceed two hundred fifty (250) square feet with a plate height of twelve (12) feet. The building must be securely anchored to the ground to withstand winds up to seventy-five (75) miles per hour. No portable accessory building shall be erected or placed within five feet (5') of any side or rear lot line and shall not encroach upon any easement.
 - (I) Decorative or ornamental fences shall be allowed in the front yard, provided they are no higher than 48 inches and no more than 50% solid.
- (11) Animals as regulated by chapter 2 of this code.
- (12) Every use not hereby specifically authorized and permitted is expressly prohibited in SF-2 Residential District.
- (c) Area regulations.
- (1) Front yard. There shall be a front yard having a depth of not less than twenty-five (25) feet.
 - (2) Side yard.
 - (A) The minimum distance from any side building line to the property line at any point shall not be less than ten (10) feet.
 - (B) In the case of a corner lot where the side of a lot faces the other intersecting street, there shall be a side yard of not less than one hundred percent (100%) of the front yard. This regulation shall not be so interpreted as to reduce the buildable width after providing the required minimum side yard of a corner lot.
 - (3) Rear yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.
 - (4) Width of lot. The minimum width of the lot shall be seventy-five (75) feet at the building line.
 - (5) Depth of lot. The minimum lot depth shall be not less than one hundred (100)

feet at the average distance between the front and rear lot lines.

- (6) Area of lot. Every lot shall have an area of not less than 7,500 square feet. The minimum floor area of the main building shall not be in the aggregate less than one thousand (1,000) square feet, exclusive of porches, garages and accessory buildings.
- (7) Height regulations. The limits shall be two and one-half (2-1/2) stories, but not to exceed thirty-five (35) feet. Height limit for any accessory building shall be twenty-five (25) feet.
- (8) Driveways. All single-family districts of three (3) acres or less shall have paved driveways. Paving shall be concrete, asphalt, brick or pavers.
- (9) Construction. All buildings shall be constructed according to the standard masonry construction requirements as defined in section 14.02.151.

SF-2 Zoning District Area Requirements	
Minimum lot area	7,500 square feet
Maximum density	5.5 d.u. per acre
Minimum front yard	25 feet all streets
Minimum side yard	10 feet
Minimum rear yard	25 feet
Minimum lot width	75 feet
Minimum lot depth	100 feet
Maximum lot coverage	60%
Maximum height	35 ft. or 2-1/2 stories
Minimum living area	1000 square feet

(Ordinance 048-07-2008, sec. 2, adopted 10/27/08 ; Ordinance 470-14-2022, secs. 5–7, adopted 1/27/22)