

DETACHED SINGLE-FAMILY DWELLINGS					
One detached dwelling unit per lot.					
DEVELOPMENT STANDARDS	SFR-00	SFR-2	SFR-4	SFR-6	SFR-10
MINIMUM AND MAXIMUM DENSITY FACTOR RANGE (See 10.708)	NA	.8 to 2.0 dwelling units per gross acre	2.5 to 4.0 dwelling units per gross acre	4.0 to 6.0 dwelling units per gross acre	6.0 to 10.0 dwelling units per gross acre
LOT AREA RANGE (SQUARE FEET)	Land divisions not permitted in this zone	14,000 to 55,000	6,500 to 18,750	4,500 to 12,500	3,600 to 8,125
MAXIMUM COVERAGE FACTOR (See 10.706)	40%	35% of lot area	40% of lot area can exceed 40% when the building footprint is not more than 2,000 sq. ft.		
MINIMUM INTERIOR LOT WIDTH	NA	80 feet	60 feet	50 feet	40 feet
MINIMUM CORNER LOT WIDTH	NA	90 feet	70 feet	60 feet	50 feet
MINIMUM LOT DEPTH	NA	90 feet can count only half of an adjoining alley toward the lot depth			
MINIMUM LOT FRONTAGE	NA	30 feet			
MINIMUM FRONT YARD BUILDING SETBACK	20 feet EXCEPT 15 feet IF vehicular access to the garage is parallel to the street				
MINIMUM STREET SIDE YARD BUILDING SETBACK	10 feet EXCEPT 20 feet for vehicular entrances to garages or carports				
MINIMUM SIDE YARD BUILDING SETBACK	4 feet PLUS ½ foot for each foot in building height over 15 feet				
MINIMUM REAR YARD BUILDING SETBACK	4 feet PLUS ½ foot for each foot in building height over 15 feet EXCEPT 10 feet IF the rear property line abuts a collector or arterial street				
MAXIMUM HEIGHT (See 10.705)	35 feet				
BUFFERYARD SETBACK	8 feet from bufferyard to any doors on a dwelling unit				
A detached single-family dwelling as a stand alone use is permitted in the Multiple-Family Residential (MFR) zoning districts ONLY if the lot is nonconforming as to minimum lot area, width, or depth.					
<i>The terms used herein, such as lot width, lot depth, front yard, etc., are defined in Article I, Section 10.012.</i>					

[Amd. Sec. 3, Ord. No. 7037, Dec. 5, 1991; Amd. Sec. 1, Ord. No. 7428, July 15, 1993; Amd. Sec. 2, Ord. No. 7612, Apr. 7, 1994; Amd. Sec. 1, Ord. No. 7776, Dec. 1, 1994; Amd. Sec. 2, Ord. No. 7940, Aug. 3, 1995; Amd. Sec. 6, Ord. No. 8013, Jan. 4, 1996; Amd. Sec. 1, Ord. No. 8207, Oct. 3, 1996; Amd. Sec. 1, Ord. No. 98-56, March 19, 1998; Amd. Sec. 4, Ord. No. 2001-205, Oct. 18, 2001; Amd. Sec. 5, Ord. No. 2003-258, Sept. 18, 2003; Amd. Ord. No. 2006-65, Mar. 16, 2006.]