

## ARTICLE 13. - "SF-7" SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS

## Sec. 12-13-1. - Use regulations.

A building or premise shall be used only for the following purposes:

1. Any use permitted in the "SF-ED", "SF-18", "SF-12" or the "SF-9" district.
2. Home occupation.
3. Such uses as may be permitted under the provisions of special use permits in the sections 12-30-5 and 12-30-6

(Ord. No. 91500)

## Sec. 12-13-2. - Maximum height regulations.

The maximum height regulations will be:

35 feet nor more than two stories high.

(Ord. No. 91500)

## Sec. 12-13-3. - Area regulations.

1. Minimum size of yards:
  - (A) *Front yard*: 25 feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets.
  - (B) *Side yard*: Eight feet. Adjacent to a side street 15 feet. Allowable non-residential uses 25 feet.
  - (C) *Rear yard*: 20 feet.
2. Minimum size of lot:
  - (A) *Lot area*: 7,000 square feet.
  - (B) *Lot width*: 65 feet.
  - (C) *Lot depth*: 100 feet.
3. Minimum dwelling size: 1,200 square feet, exclusive of garages, breezeways, and porches.
4. Lot coverage: 40 percent of the total area may be covered by the combined area of the main buildings and accessory buildings.

(Ord. No. 91500)

## Sec. 12-13-4. - Parking regulations.

Two enclosed off-street parking spaces behind the front building line. Off-street parking spaces shall be provided in accordance with the requirements for special uses set forth in article 31. Where lots are adjacent to an alley, the enclosed parking area (garage) must be accessed off of the alley only. No parking shall be allowed within the front yard.

(Ord. No. 91500)

## Sec. 12-13-5. - Type of exterior construction.

At least 80 percent of the exterior walls of the first floor of all structures shall be of masonry construction (see section 12-42-1) exclusive of doors, windows, and the area above the top plate line. Each story above the first floor of a straight wall structure shall be at least 80 percent masonry exclusive of doors, windows and the area above the top plate line.

*(Ord. No. 91500)*