



Zoning District Summary: Single Family Dwelling (SF-2)

This zone is primarily designed to accommodate single-family residences.

Allowed Structures/Uses

- Accessory buildings
- Community centers (public)
- Detached private garage/utility room
- Farm or ranch
- Parks
- Playgrounds
- Golf course (public, non-commercial amusement)
- Public/Governmental Agencies
- Public Utility lines and structures
- Railroad tracks and rights-of-way
- Real estate offices (two-year limit)
- Religious worship facilities
- Schools (Public with full curriculum accredited by the state)
- Single-family dwelling detached
- Temporary buildings for construction use

Lot Requirements

Maximum Height	Thirty feet (30')
Minimum Lot Area	7,000 square feet
Minimum Lot Width	Sixty feet (60')
Min Property Line Width	Forty-five feet (45')
Min Lot Depth	100 feet (100') average
Max Lot Coverage	35%
Minimum Front Yard	Twenty-five feet (25')
Minimum Side Yard	Five feet (5')
Minimum Rear Yard	Ten feet (10')

Specific Use Permits

A specific use permit **without term** may be issued in the Single Family Dwelling District (SF-2) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Bed and breakfast · Cemetery or mausoleum · College or university · Commercial radio and television microwave towers and transmitting stations · Electric substation · Institutions of a religious or philanthropic nature · Monastery or convent · Nursing home · Petroleum or gas · Petroleum collecting or storage · Private community center · Private country club with golf course · School, private elementary or secondary · Swim or tennis club · Water treatment plant

A specific use permit **with term** may be issued in the Single Family Dwelling District (SF-2) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Day camp · Day care center or day nursery · Group care home