



## Zoning District Summary: Single Family Dwelling (SF-3)

This zone is primarily designed to accommodate single-family residences and allows for mobile/manufactured homes.

### Allowed Structures/Uses

- Accessory buildings
- Community centers (public)
- Detached private garage/utility room
- Farm or ranch
- Mobile/Manufactured Home
- Parks
- Playgrounds
- Public golf course (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	5,000 square feet
Minimum Lot Width	Fifty feet (50')
Min Property Line Width	Forty feet (40')
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-3) 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 · Hospital · 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-3) 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