

DEVELOPMENT CODE

Section 151.22.009

SFR - Single Family Residence

Sections 36-581 and 582.

- A. Purpose. This district is comprised of single-family residential areas and certain open land areas. Regulations are designed to stabilize and protect the single-family character of the district, to promote and encourage creation of a desirable environment for family life, and to prohibit all incompatible activities. The principal use is, therefore, restricted to single-family detached dwellings on individual lots. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the district.
- B. Approvals Required. No structure or building shall be built or remodeled upon land in a Single Family Residence (SFR) district until all required subdivision or site plan approvals have been obtained.
- C. Location. The following criteria shall be considered in establishing and maintaining a SFR district:
1. Correspond to appropriate designation in the General Plan.
 2. Corresponds to an existing district or development in an area annexed into the City.
- D. Divisions of SFR District. The SFR district shall be further divided into the following density districts, as hereinafter described and regulated and to be so designated on the Official Zoning Map: SFR36; SFR 18; SFR12; SFR10; SFR8; SFR6.
- E. Permitted Principal Uses.
1. One single-family residence per lot.
 2. Developmental disabled facility under the provisions of Arizona Revised Statutes
- F. Conditional Uses.
1. Accessory Dwelling Units.
 2. For other uses, see Article 151.26.
- G. Permitted Accessory Uses.
1. Any use customarily incidental to a permitted principal use, such as:
 - a. Private garage or carport for storage of vehicles;
 - b. Garden house, tool house, ramada, swimming pool.
 2. Home Occupations: See Article 151.29.
 3. Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.

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H. Property Development Standards.

DISTRICT

<u>Requirement</u>	<u>SFR36</u>	<u>SFR18</u>	<u>SFR12</u>	<u>SFR10</u>	<u>SFR8</u>	<u>SFR6</u>
Minimum Site Area in square feet	36,000	18,000	12,000	10,000	8,000	6,000
Maximum Building Height in feet	28	28	28	28	28	28
Front Setback* in feet	40	35	25	25	25	20
Rear Setback* in feet	30	30	25	25	25	20
Interior Side Setback* in feet	20	15	15	10	7	5
Street Side Setback in feet	20	20	15	15	10	10

*Except non-residential uses, see K. below.

I. Corner Lot, Corner Lot Abutting Key Lot. On any corner lot that abuts a key lot or is separated therefrom by an alley, any structure, other than a fence, exceeding three feet in height shall be setback from the side lot line not less than the minimum front setback required for the key lot. See Article 151.04.010 for fence regulations.

J. On cul-de-sac and eyebrow lots that are concave, the minimum front yard depth may be measured from a straight line drawn between the front lot corners. In no case, however, shall the minimum required front yard be reduced in excess of 50 percent by this alternative measurement.

K. Non-Residential Accessory Buildings. A non-residential structure may be erected on a parcel if it meets the following requirements:

1. Maximum Height: 15 feet above grade.
2. Maximum Yard Coverage: 35 percent of required rear yard.

3. Location Restrictions. No accessory building shall be erected in any minimum required front yard or in front of any principal building.

4. Setback Requirements: If, in the required rear or side yard, accessory buildings shall be setback from the side and rear lot line a distance not less than three feet, except:

- a. For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
- b. No livestock stable, corral, barn, shed or shelter shall be erected or maintained closer than 75 feet to any property line.
- c. Except for those situations addressed in paragraph 3 or in subparagraphs a and b above,

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accessory buildings may be erected within three feet of the side and rear lot lines where the wall(s) closest to or on the property line have a fire resistive rating of one hour, or greater. Such buildings may be restricted by the requirements of the most recently approved International Residential Code.

- L. Performance Standards. In accordance with the provisions of Article 151.05.
- M. Off-Street Parking and Loading. In accordance with the provisions of Article 151.09.
- N. Sign Regulations. In accordance with the provisions of Article 151.10.
- O. Landscaping, Screening and Buffering. In accordance with the provisions of Article 151.15.
- P. Access. In accordance with the provisions of Article 151.17.