

Section 404.030: - Residential "F" District

- A. The uses permitted by right or conditionally in a residential "E" District are as provided for in **Section 404.055** of this Chapter and as may be further controlled by **Chapter 408, Section 408.020** of this Title.
- B. All development shall conform to the dimensional requirements as set forth below:
1. No lot shall have an area of less than nine thousand (9,000) square feet nor less than a width of seventy-five (75) feet frontage at the street line or at the building line, or at a cul-de-sac.
 2. The front yard shall be at least twenty-five (25) feet deep.
 3. The side yard measured at the front building line shall be ten percent (10%) of the lot width or eight feet (8'), whichever is less, but in no case shall be less than five feet (5') wide.
 4. The rear yard shall be at least thirty (30) feet deep.
 5. No building shall be erected or altered to exceed two and one-half (2½) stories or thirty-five (35) feet, whichever is less.
 6. No dwelling shall have a main floor area of less than one thousand (1,000) square feet, excluding basement, breezeway, porch and garage.
- C. All development shall conform to the following design standards:
1. Paved driveways consisting of concrete or asphalt pavement, concrete paver blocks, or other hard surface approved by Director of Public Works are required on all new construction.
 2. Exterior finish materials including brick, stone and siding for all homes, garages and retaining walls shall extend to within one (1) foot of the finished grade it being the intention of the city to minimize the areas of exposed concrete foundation.
 3. No dwelling unit may be constructed after adoption of this section which does not contain a garage subject to the following general conditions:
 - a. Garages may not contain more than one thousand (1,000) square feet in combined gross floor area and must be sized to accommodate a minimum of two (2) and a maximum of four (4) cars.
 - b. An attached garage may not exceed more than fifty (50) percent of the first floor area of a house nor more than fifty-five (55) percent of the front width of the structure.
 - c. Garages which face a street (front or side) which have more than two (2) parking bays, shall include a minimum set back of no less than one (1) foot from the setback of the house or the two (2) car garage for parking bays in excess of two (2) bays.