

CHAPTER 39 – UNIFIED DEVELOPMENT CODE (UDC)

ARTICLE 39.02: ZONING DISTRICTS AND LAND USES

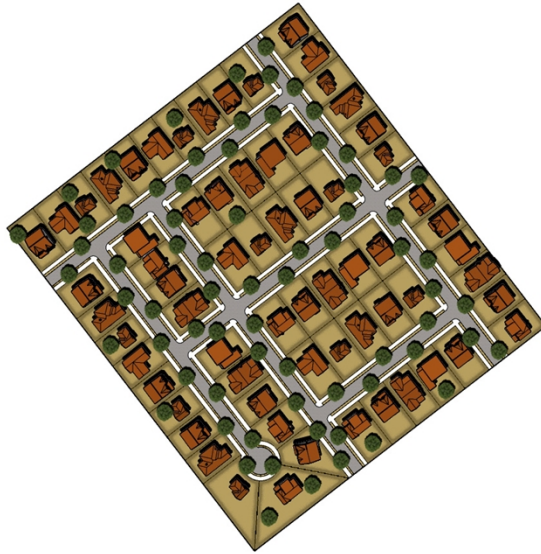
Division 2.2 Zoning Districts and Standards

Section 39.02.004 Base Residential Districts

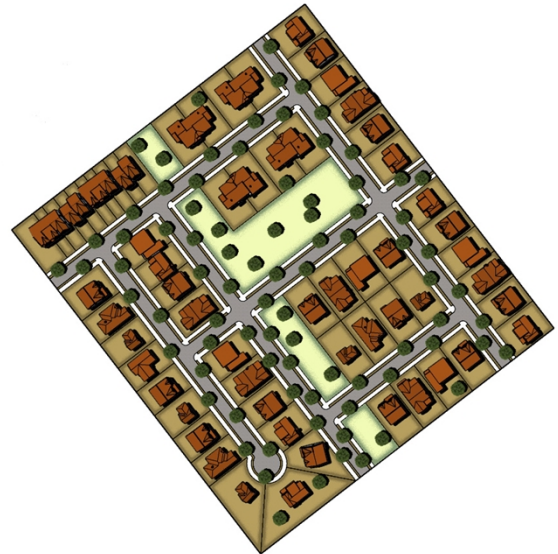
Subsection 39.02.004.c Low Density Single-Family (SF-2)

1. **Purpose.** The purpose of this zoning district and subdivision type is to provide for:
 - A. *Conventional.* Smaller to moderately-sized lots for dwellings on public utilities. Any open space is located on private lots.
 - B. *Cluster.* Clustering of smaller-sized lots for dwellings with an increased percentage of common open space compared to cluster developments in the SF-1 district to maintain the intended character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resource protection.
2. **Subdivision Types.**
 - A. *Conventional.* A conventional low density single-family subdivision shall consist of moderately-sized lots for single-family detached dwellings on public utilities. Any open space is located on private lots. Figure 39.02.004.c-1, *SF-2 Subdivision Types Examples*, provides a visual example of the conventional subdivision type.
 - B. *Cluster.* A cluster low density single-family subdivision shall consist of smaller-sized lots for single-family dwellings with required common open space to maintain the intended low density single-family character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resource protection. Figure 39.02.004.c-1, *SF-2 Subdivision Types Examples*, provides a visual example of the cluster subdivision type.

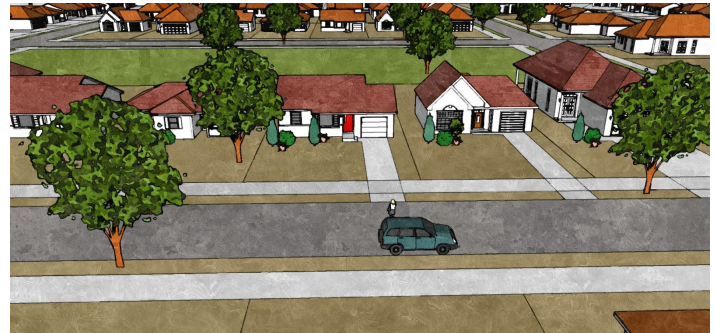
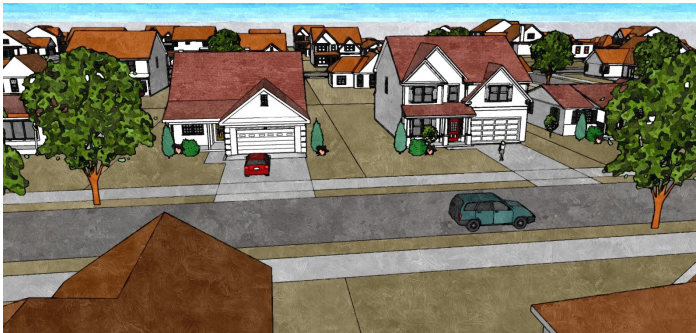
Figure 39.02.004.c-1
SF-2 Subdivision Types Examples



Conventional



Cluster



3. **Land Uses.** Table 39.02.004.c-1, *SF-2 Permitted Uses*, shows the uses and use categories permitted in the SF-2 district. Uses not listed in this table are prohibited unless the Director of Planning interprets a use as functionally the same, as described in Section 39.02.017, *New and Unlisted Uses*. In case of a conflict between Table 39.02.004.c-1 and Table 39.02.016-1, *Permitted Uses by District*, the latter shall control.

Table 39.02.004.c-1
SF-2 Permitted Uses

Use Legend: P = Permitted | L = Limited | S = Specific

Use Category	Land Use	Use Permission	Use-Specific Standards
Residential Uses (including Agriculture)			
Agricultural			
Agricultural Uses	Community Garden	L	39.02.018.b
Residential (Refer to Sec. 39.04.017, <i>Subdivision Types by District</i>, for permitted subdivision types within each residential district)			
Single-Family	Single-Family Cottage	L	39.02.018.c
	Single-Family Detached Dwelling	L	39.02.018.c
	Single-Family Garden Home	L	39.02.018.c
	Duplex (2 du)	L	39.02.018.c

**Table 39.02.004.c-1
SF-2 Permitted Uses**

Use Legend: P = Permitted | L = Limited | S = Specific

Use Category	Land Use	Use Permission	Use-Specific Standards
	Industrialized Housing	L	39.02.018.c
	Manufactured Home Park or Manufactured Home Subdivision	S	39.02.019
	Short-Term Rental	L	39.02.018.c
	Townhouse (3 to 10 du)	L	39.02.018.c
Multiple-Family	Group Home	L	39.02.018.c
	Multiplex (3 - 4 du)	L	39.02.018.c
	Retirement Housing	L	39.02.018.c
Residential Accessory Uses	Accessory Dwelling Unit	L	39.02.020.c
	Accessory Structure	L	39.02.020.c
	Community Garden	L	39.02.020.c
	Home Occupation	L	39.02.020.c
	Outdoor Swimming Pool	L	39.02.020.c
	Storm Shelter	P	--
Nonresidential Uses			
Civic and Institutional			
Civic and Institutional Uses	Club or Lodge	L	39.02.018.e
	Educational Services (excluding transportation-related instruction)	L	39.02.018.e
	Governmental Service Facility (Police, Fire, Emergency Medical Services)	P	--
	Hospital / Rehabilitative Care	S	39.02.018.e
	Library, Museum, or Gallery	L	39.02.018.e
	Place of Public Assembly, Indoor	P	--
Entertainment and Recreation			
Entertainment and Recreation Uses	Commercial Amusement, Outdoor	L	39.02.018.h
	Park & Recreation Facility or Center	P	--
Transportation, Utility, and Communication			
Transportation, Utility, and Communication Uses	Passenger Terminal	L	39.02.018.i
	Utilities	P	--
	Water Storage	P	--
	Wireless Telecommunications Tower	L	39.02.018.i
Industrial and Manufacturing			
Industrial and Manufacturing Uses	Resource Extraction	S	39.02.019 Article 8.07, City Code
Nonresidential Accessory Uses			
Nonresidential Accessory Uses	Storm Shelter	P	--

4. Lot Density and Dimensions.

A. *Residential*. All residential developments in the SF-2 district shall be in accordance with Table 39.02.004.c-2, *SF-2 Lot Density and Dimensions*, based on the subdivision and building type. Maximum building heights and minimum setbacks are for principal structures. Where a minimum front setback is less than 20 feet, a front-

loaded garage shall have a minimum setback of 20 feet and the remainder of the building may meet the minimum setback that is less than 20 feet.

B. *Nonresidential*. For nonresidential developments, refer to Subsection [39.02.006.a](#), *Neighborhood Commercial (NC)*.

Table 39.02.004.c-2 SF-2 Lot Density and Dimensions												
Standards	Conventional						Cluster					
	Single-Family Detached Dwelling	Single-Family Garden Home	Single-Family Cottage	Duplex	Town-house	Multi-Plex	Single-Family Detached Dwelling	Single-Family Garden Home	Single-Family Cottage	Duplex	Town-house	Multi-plex
Minimum Lot Area per Dwelling Unit (square feet)	5,000	3,500	4,000	2,500	2,000	1,500	3,000	2,500	2,500	1,500	1,500	1,000
Minimum Lot Width (feet)	40	35	35	35	20	40	30	25	25	25	20	30
Maximum Building Height (feet)	35	35	35	35	45	35	35	35	35	35	45	35
Minimum Front Setback (feet)	20	15	15	15	15	15	15	15	15	15	15	15
Minimum Front Setback (feet) (cul-de-sac)	5	5	5	5	5	5	5	5	5	5	5	5
Minimum Side Setback (feet) (Zero Setback Side / Non-Zero Setback Side)	5	0 / 10	5	5	0 / 5	5	5	0 / 10	5	5	0 / 5	5
Minimum Side Street Setback (feet)	5	5	5	5	5	5	5	5	5	5	5	5
Minimum Rear Setback (feet)	15	10	10	10	10	10	10	5	5	10	10	10
Minimum Common Open Space (percent)	0	0	0	0	0	0	7.5	7.5	7.5	7.5	7.5	7.5
Maximum Building Coverage (percent of lot)	55	65	65	65	70	70	55	65	65	65	70	70

5. **Off-Street Parking.** Except as otherwise provided in this UDC, the number of spaces in a required parking facility shall comply with the requirements in Table 39.02.004.c-3, *SF-2 Off-Street Parking and Loading Schedule*. Associated minimum off-street parking spaces apply to all subdivision types. See [Division 3.3, Parking, Loading, Stacking, and Access](#), for more detailed provisions. In case of a conflict between Table 39.02.004.c-3 and Table [39.03.009-1, Off-Street Parking and Loading Schedule](#), the latter shall control.

Table 39.02.004.c-3 SF-2 Off-Street Parking and Loading Schedule		
DU = Dwelling Unit sq. ft. = square feet GFA = Gross Floor Area TLA = Total Land Area -- = no minimum ◆ = Off-Street Loading Required in accordance with Table 39.03.010-1, Required Off-Street Loading Facilities		
Use Category	Number of Required Parking Spaces	Required Loading
Agricultural Uses		
Community Garden	--	--

Table 39.02.004.c-3
SF-2 Off-Street Parking and Loading Schedule

DU = Dwelling Unit | sq. ft. = square feet | GFA = Gross Floor Area | TLA = Total Land Area | -- = no minimum
◆ = Off-Street Loading Required in accordance with Table 39.03.010-1, Required Off-Street Loading Facilities

Use Category	Number of Required Parking Spaces	Required Loading
Residential Uses		
Duplex	2 per DU	--
Single-Family Detached Dwelling	2 per DU	--
Single-Family Garden Home or Cottage Home	2 per DU	--
Industrialized Housing	2 per DU	--
Manufactured Home Park or Manufactured Home Subdivision	2 per DU	--
Short-Term Rental	1 space (in addition to spaces required for residential use)	--
Group Home	1 per bedroom	--
Retirement Housing	0.75 per DU	--
Accessory Structures	--	--
Home Occupation	--	--
Civic and Institutional Uses		
Club or Lodge	1 per 200 sq. ft. GFA	◆
Educational Services (excluding transportation-related instruction), except for school	1 per 400 sq. ft. GFA	◆
School	For Elementary & Junior High Schools: 1 per classroom + 1 per 4 seats in any auditorium or gymnasium For High Schools: 1 per classroom + 1 per 4 students based on maximum occupancy	◆
Governmental Service (Police, Fire, Emergency Medical Services)	Fire Station: 4 per emergency vehicle bay + 1 space per 100 sq. ft. of public meeting area All other Government Service: 1 per 800 sq. ft. GFA	◆
Hospital / Rehabilitative Care	1 per 2 beds	◆
Library, Museum, or Gallery	1 per 300 sq. ft. GFA	◆
Place of Public Assembly, Indoor, except for religious institution	1 per 200 sq. ft. GFA	◆
Religious Institution	1 per 4 seats in the main auditorium, chapel, or sanctuary	◆
Entertainment and Recreational Uses		
Commercial Amusement, Outdoor	30 spaces + 1 additional space per each 1,000 sq. ft. TLA over 5 acres	◆
Park & Recreation Facility or Center	1 per 400 sq. ft. GFA	--
Transportation, Utility, and Communication Uses		
Passenger Terminal	1 per 500 sq. ft.	--
Utilities	--	--
Water Storage	--	--
Wireless Telecommunications Tower	--	--

6. Landscaping and Bufferyard Requirements. Table 39.02.004.c-4, *SF-2 Required Landscaping* Types Summary, provides general planting requirements in the SF-2 district. For more details and specific standards, refer

to [Division 3.4, Trees, Landscaping, and Buffering](#). In case of a conflict between Table 39.02.004.c-4 and the provisions of [Division 3.4, Trees, Landscaping, and Buffering](#), the latter shall control.

Table 39.02.004.c-4 SF-2 Required Landscaping Types Summary					
♦ = Required landscaping type -- = Landscape type not required Refer to Sections 39.03.015, Development Landscaping , and 39.03.016, Bufferyard Landscaping					
Zoning Districts and Land Uses	Development Landscaping				Bufferyards
	Street Yard Trees	Foundation Plantings	Parking Lot Landscaping	Site Landscaping	
All single-family dwellings in any district where they are permitted	Exempt				♦
Nonresidential Uses	--	♦	♦	♦	♦

7. **Signs.** Table 39.02.004.c-5, *SF-2 Permitted Sign Types*, denotes sign types permitted in the SF-2 district. For more details and specific standards, refer to [Division 3.5, Signs](#). Signs not listed in this table are prohibited in this zoning district. In case of a conflict between Table 39.02.004.c-5 and the provisions of [Division 3.5, Signs](#), the latter shall control.

Table 39.02.004.c-5 SF-2 Permitted Sign Types			
P = Permitted -- = Not Permitted			
Sign Type	Residential Uses (excluding multi-family)	Agricultural, Multi-Family, and Nonresidential Uses	Standards
Subdivision Entry	P	P	Div. 3.5
Monument	--	P	
Wall	--	P	
Mural	--	P	

8. Related Provisions.

- A. Article [39.02, Zoning Districts and Land Uses](#):
 - i. Division [2.4, Land Use Standards](#); and
 - ii. Division [2.5, Measurements and Allowances](#).
- B. Article [39.03, Building and Site Design](#):
 - i. Division [3.2, Building Types and Design](#);
 - ii. Division [3.3, Parking, Loading, Stacking, and Access](#);
 - iii. Division [3.4, Trees, Landscaping, and Buffering](#);
 - iv. Division [3.5, Signs](#); and
 - v. Division [3.6, Outdoor Lighting](#).
- C. Article [39.04, Subdivision Standards](#); and
- D. Article [39.05, Environmental Management](#).

Effective: 10/1/2023