

3.8-4 *Purpose.*

Special Neighborhood District – 1

The “SND-1” district is intended for development of primarily detached, single-family residences, customary accessory uses, and accessory dwellings such as garage apartments. The following regulations shall apply to the “SND-1” district:

(i) *Authorized uses.*

(1) *Uses permitted by right:*

Residential uses:

- Accessory building/structure
- Accessory dwelling (one accessory dwelling per lot, may include a kitchen)
- Community home (see definition)
- Family home adult care
- Family home child care
- Home Occupation (See Sec. 5.5)
- One family dwelling, detached
- Single family industrialized home (see Sec. 5.8)

Non-residential uses:

- Barns and farm equipment storage (related to agricultural uses)
- Church/place of religious assembly
- Community building (associated with residential uses)
- Contractor’s temporary on-site construction office (with permit from Building Official; Sec. 5.10)
- Farms, general (crops) (see Chapter 6, Municipal Code and Sec. 5.9)
- Farms, general (livestock/ranch) (see Chapter 6, Municipal Code and Sec. 5.9)
- Golf course, public or private
- Governmental building or use with no outdoor storage.
- Museums
- Park and/or playground (public)
- Public recreation/services building for public park/playground areas
- Recreation buildings (public)
- School, K-12 (public or private)
- Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system

(ii) *Height and area requirements:*

(1) *Height.* 35 feet. The height of the accessory building may not exceed that of the main dwelling.

(2) *Front building setback.* 25 feet.

(3) *Side building setback.* There shall be a side building setback on each side of a building not less than six feet in width. Buildings on corner lots shall have 15-foot side building setbacks adjacent to the street where the rear lot lines of the corner lots coincide with the rear lot lines of the adjacent lots. Buildings on corner lots shall have 25-foot side building setbacks adjacent to the street where the rear lines of the corner lots coincide with the side lot lines of the adjacent lots.

(4) *Garage setback.* Where a driveway is located in front of a garage, the garage shall be setback 20 feet from the right-of-way or the driveway to the garage shall be at least 20 feet long to provide enough space for a vehicle to park without overhanging into the right-of-way, if the garage door is closed. (See Illustration 8 in Sec. 5.1-1)

(5) *Rear building setback.* 20 feet for the main dwelling. 6 feet for the accessory dwelling.

(6) *Width of lot.* The minimum width of an interior lot shall be 60 feet and the minimum width of a corner lot shall be 70 feet.

(7) *Lot area per family.* Every single-family dwelling hereafter erected or altered shall provide a lot area of not less than 6,600 square feet per dwelling for interior lots, and 7,000 square feet per dwelling for corner lots, provided that where a lot has less area than herein required and such lot was in separate ownership prior to September 25, 1967, this requirement will not prohibit the erection of a dwelling, including the accessory dwelling. A lot platted after January 1, 2007, on which there would be two dwelling units must be at least 8,000 square feet in size for an interior lot and at least 8,500 square feet for a corner lot.

(8) *Lot depth.* 100 feet.

(9) *Parking.* Two off-street parking spaces shall be provided for each one-family detached dwelling, and two off-street parking spaces for an accessory dwelling. See Section 5.1 for other permitted uses' parking.

(10) *Accessory building size.* One story: 500 square feet. Two story: 1,000 square feet. The intent is to allow an accessory building over a garage or storage area and not to permit a two story accessory dwelling or two accessory dwellings.

(11) *Term of occupancy.* Occupancy for less than one month is not permitted.

(iii) *Area included in SND-1:*  
See Exhibit "A".

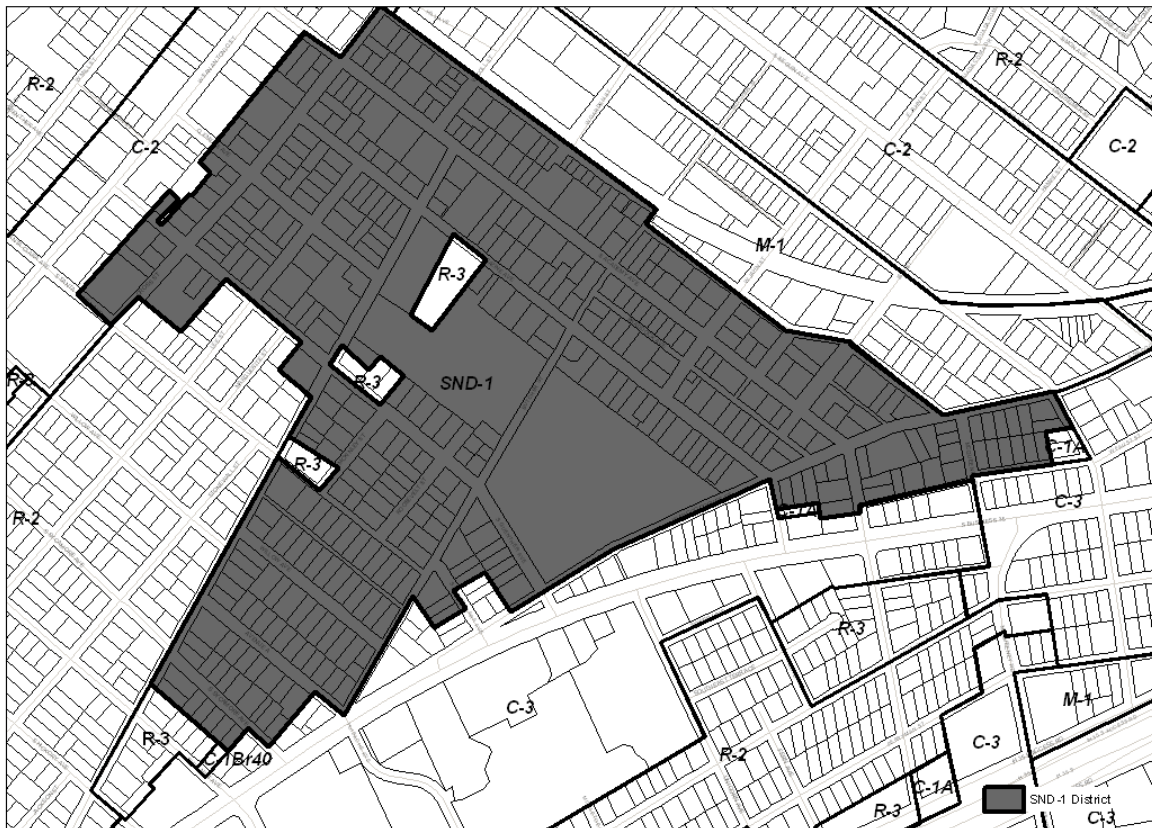


EXHIBIT A  
Academy/Museum Area  
Special Neighborhood District 1 (SND-1)

0 250 500 1,000 Feet

