

**SECTION 2.3 SINGLE-FAMILY RESIDENCE – 1 (SF-1)**

1. Purpose:  
The SF-1 district is intended to permit larger lot, single-family residences with appropriate open space.
2. Principal Use:  
Single family residence, detached  
See Section 2.12 for a complete listing of permitted uses and for those uses requiring a specific use permit as defined in Section 2.11.
3. Area, Yard, and Bulk Requirements:

Minimum lot area	10,000 square feet
Minimum lot width	70 feet
Minimum lot depth	140 feet
Minimum front yard building line	35 feet for primary building 60 feet for accessory building
Minimum side yard building line	<del>54</del> feet for primary building <del>53</del> feet for accessory building  Total minimum side yards will be ten (10) feet for 50 foot lots with twenty (20) percent required thereafter with a not to exceed amount of twenty (20) feet total side yard. The City Manager is authorized to adjust side yard building lines under special circumstances but to no less than 3 feet. Garages facing the side street on corner lots shall be set back, so that the garage doors are at least 18 feet from public right-of-way lot line, to prevent vehicles within the driveway from blocking a public sidewalk.
Minimum rear yard building line	20 feet for primary building 5 feet for accessory buildings
Minimum floor area per residence	1,200 square feet
Maximum height	2½ stories, 35 feet
Maximum lot coverage	40% of entire lot 35% of required front yard 40% of required rear yard for accessory buildings

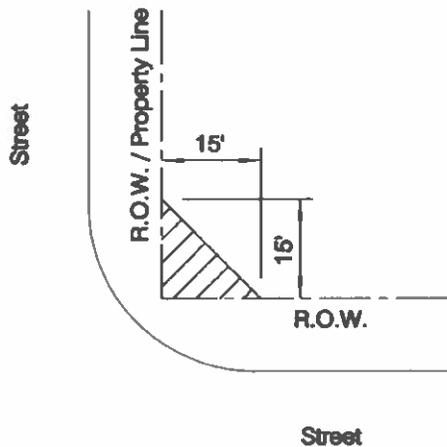
**SECTION 2.4 SINGLE-FAMILY RESIDENCE – 2 (SF-2)**

1. Purpose:  
The SF-2 district is intended to permit smaller lot, single-family residences with appropriate open space.
2. Principal Use:  
Single-family residence, detached  
See Section 2.12 for a complete listing of permitted uses and for those uses requiring a specific use permit as defined in Section 2.11.
3. Area, Yard, and Bulk Requirements:

Minimum lot area	6,000 square feet
Minimum lot width	50 feet
Minimum lot depth	120 feet
Minimum front yard building line	35 feet for primary building 60 feet for accessory building
Minimum side yard building line	<del>5</del> 3 feet for primary building <del>5</del> 3 feet for accessory building Total minimum side yards will be ten (10) feet for 50 feet lots with twenty (20) percent required thereafter with a not to exceed amount of twenty (20) feet total side yard. <i>The City Manager is authorized to adjust side yard building lines under special circumstances but to no less than 3 feet.</i> <i>Garages facing the side street on corner lots shall be set back, so that the garage doors are at least 18 feet from public right-of-way lot line, to prevent vehicles parked within the driveway from blocking a public sidewalk.</i>
Minimum rear yard building line	20 feet for primary building on lots greater than 125 feet in depth 10 feet for primary building on lots 125 feet or less in depth 5 feet for accessory buildings
Minimum floor area per residence	1,200 square feet
Maximum height	2½ stories, 35 feet
Maximum lot coverages	40% of entire lot 35% of required front yard 40% of required rear yard for accessory buildings

**SECTION 2.10 SPECIAL AREA AND YARD REGULATIONS**

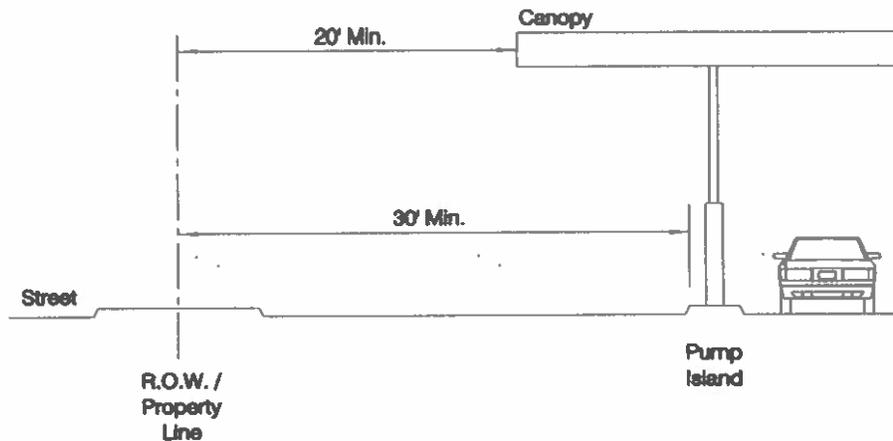
1. On any corner lot, no wall, fence or other structure shall be erected and no hedge, shrub, tree or other vegetation shall be maintained that impairs visibility within a triangular area at the intersection formed by measuring a distance of 15 feet from the point of intersection of the two streets along the right-of-way/property line of each street and then connecting the two end points with an imaginary line, thereby forming a triangle as illustrated below. Within this triangle, vision shall be clear at elevations between two (2) and eight (8) feet above the grade of the street.



2. The front and rear yards, exclusive of landscaping, shall be open and unobstructed from a point three (3) feet above the ground level of the graded lot to the sky, except as provided herein. Building cornices, eaves, roof extensions of a porch without posts or columns, stoops, or sub-surface foundation piers may project not more than two (2) feet into the required front or rear yard.
3. Artificial turf, as defined herein, is prohibited in single family residential front yards between the street right-of-way/property line and building line.

*(Note) No changes recommended by Planning and Zoning Commission*

4. As illustrated below, a pump island at a motor vehicle service station shall be no closer than 30 feet to a right-of-way/property line. Canopies for pump islands shall have a minimum setback of 20 feet from any property line.



5. Side yards shall be open and unobstructed between the building and lot lines except for building features such as windowsills, cornices, eaves, and other ornamentation, which will not project more than one (1) foot into the required side yard.
6. Fences and walls may be constructed on the property line adjacent to a side or rear yard.
7. Mechanical equipment such as air conditioning compressors, swimming pool pumps and filters, and similar devices may be installed in the side or rear yard, but where located less than ten (10) feet from a building, shall be no closer than two (2) feet to the property line or greater than four (4) feet in height above the ground level of the graded lot. **Mechanical equipment may be elevated above ground level to at least the finish floor elevation of a residence to meet FEMA regulations but shall not be visible from the ground floor of an adjacent residence.**
8. Notwithstanding the minimum requirements for side yards as established herein, a residential building lawfully existing prior to enactment of this Ordinance may be expanded, enlarged, or otherwise remodeled as long as the expansion, enlargement, or remodeling does not: 1) extend any closer to the side yard property line than the outermost surface of the existing building, or 2) violate any other code, ordinance, or regulation of the City of Southside Place.