Article 2.1 Single Family Residential Districts

Sections

2.101 Purposes
2.102 Single Family Residential Districts
2.103 Land Use Regulations
2.104 Lot Development Regulations
2.105 Site Development Regulations, Nonresidential Uses in Residential Districts
2.106 Additional Development Regulations
2.107 Additional Use Regulations

2.101 Purposes

The purposes of single family residential districts established in this article are to:

A. Provide for single family residential uses in appropriate locations;

B. Provide for a variety of single family residential densities;

C. Establish reasonable regulations to create and preserve livable neighborhood; and

D. Provide for appropriate transitions to other residential and nonresidential uses.

2.102 Single Family Residential Districts

The single family residential districts are:

Single Family-43 (SF-43). This district permits single family housing on lots of at least 43,000 net square feet.

Single Family-35 (SF-35). This district permits single family housing on lots of at least 35,000 net square feet.

Single Family-15 (SF-15). This district permits single family housing on lots of at least 15,000 net square feet.

Single Family-10 (SF-10). This district permits single family housing on lots of at least 10,000 net square feet.

Single Family-8 (SF-8). This district permits single family housing on lots of at least 8,000 net square feet.

Single Family-7 (SF-7). This district permits single family housing on lots of at least 7,000 net square feet.

Single Family-6 (SF-6). This district permits single family housing on lots of at least 6,000 net square feet.

Single Family Detached (SF-D). This district permits single family, detached housing on lots of at least 3,000 net square feet.

Single Family Attached (SF-A). This district permits single family, attached housing where each dwelling unit is on a lot of at least 2,000 net square feet.

2.103 Land Use Regulations

A. ***Regulations.*** Table 2.103: Land Use Regulations – Single Family Residential Districts sets forth the land use regulations for single family residential districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.103: Land Use Regulations – Single Family Residential Districts.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

B. ***Unlisted Uses.*** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.

C. ***Prohibited Uses.*** Uses not listed in Table 2.103: Land Use Regulations – Single Family Residential Districts below or not assigned to a Use Definition pursuant to Section 2.103B: Unlisted Uses are prohibited.

D. ***Additional Use Regulations***. Additional use regulations for single family residential districts are set forth in Section 2.107: Additional Use Regulations.

Table 2.103: Land Use Regulations – Single Family Residential Districts

Use Classification	*SF-43*	*SF-35*	*SF-15*	*SF-10*	*SF-8*	*SF-7*	*SF-6*	*SF-D*	*SF-A*	*Additional Regulations*
Airfield, Private	U	U	--	--	--	--	--	--	--	
Agritainment	S	S	S	S	S	S	S	--	--	
Amateur Radio Facilities	L1	L1	L1	L1	L1	L1	L1	L1	L1	See Article 4.8
Animal Raising, Non-Commercial	P	P	P	P	P	L7 L8	L7 L8	L7 L8	--	See Section 2.107
Banquet Facility	U	U	--	--	--	--	--	--	--	
Bed and Breakfast Homes	U	U	--	--	--	--	--	--	--	
Carnival, *Small-Scale*	T	T	T	T	T	T	T	--	--	See Section 4.5012
Cemetery	U	U	U	U	U	U	U	--	--	See Section 4.509
Cemetery, Pet	U	U	--	--	--	--	--	--	--	
Congregate Living Facility	U	U	--	--	--	--	--	--	--	
Crop and Animal Raising, Commercial	P	P	--	--	--	--	--	--	--	See Section 2.107
Crop Raising, Non-Commercial	P	P	P	P	P	P	P	P	P	
Day Care, Home Occupation	L1	L1	L1	L1	L1	L1	L1	L1	L1	See Section 4.502
Day Care, Residential	L1	L1	L1	L1	L1	L1	L1	L1	L1	See Section 4.503
Entertainment and Recreation, Outdoor	L1	L1	L1	L1	L1	L1	L1	L1	L1	
Equestrian Arena	U	U	--	--	--	--	--	--	--	
Farm Stand	P	P	--	--	--	--	--	--	--	See Section 4.507
Feed Lot	U	U	--	--	--	--	--	--	--	
Golf Course	U	U	U	U	U	U	U	U	U	
Government Offices and Facilities *Small-Scale*	P	P	P	P	P	P	P	P	P	
Group Homes for the Handicapped	P	P	P	P	P	P	P	P	P	See Section 4.504
Guest Quarters	L1	L1	L1	L1	L1	L1	L1	--	--	See Section 2.106
Haunted House	T	T	T	T	T	T	T	--	--	See Section 4.5012
Heliport/Helipad	U	U	--	--	--	--	--	--	--	
Home Occupation	L1	L1	L1	L1	L1	L1	L1	L1	L1	See Section 4.502
Homeowners Association Facilities	P	P	P	P	P	P	P	P	P	
Laundry Services	--	--	--	--	--	--	--	L1	L1	
Model Home Complex	P	P	P	P	P	P	P	P	P	See Section 2.106
Over-The-Air Reception Device	P	P	P	P	P	P	P	P	P	See Article 4.8
Place of Worship *Large-Scale*	U	U	U	U	U	U	U	--	--	See Section 4.505
Small Scale	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	--	--	
Public Safety Facilities *Large-Scale*	P	P	P	P	P	P	P	P	P	
Recovery Residence	P	P	P	P	P	P	P	P	P	See Section 4.5015
Recreational Vehicle Storage, Residential Association	P	P	P	P	P	P	P	P	P	

Table 2.103: Land Use Regulations – Single Family Residential Districts

Use Classification	*SF-43*	*SF-35*	*SF-15*	*SF-10*	*SF-8*	*SF-7*	*SF-6*	*SF-D*	*SF-A*	*Additional Regulations*
Residential, Permanent *Single Family*	P	P	P	P	P	P	P	P	P	
Secondary Dwelling	U	U	U	U	U	U	U	--	--	See Section 2.106
Satellite Dish Antenna, *Large*	L1	L1	L1	L1	L1	L1	L1	L1	L1	See Article 4.8
Schools, Public Or Private *Large-Scale*	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	--	--	
Small-Scale	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	L2 L3 L4	--	--	
Shelter Care Facility *Small-Scale*	P	P	P	P	P	P	P	--	--	
Stables, Commercial	U	U	--	--	--	--	--	--	--	See Section 2.107
Stables, Non-Commercial	L1	L1	L1	L1	L1	--	--	--	--	See Section 2.107
Utilities *Facilities*	S	S	S	S	S	S	S	S	S	
Well Site	P	P	P	P	P	P	P	P	P	
Waste Management *Non-Hazardous Material Recycling Collection Facility, Small-Scale*	L5	L5	L5	L5	L5	L5	L5	--	--	
Wireless Communication Facilities *Alternative Light Poles*	L6	L6	L6	L6	L6	L6	L6	L6	L6	See Article 4.7
Support Structures Other Than Those Listed Above	A	A	A	A	A	A	A	A	A	See Article 4.7

Limitations

L1 - Only as a use incidental to the principal use of the property.

L2 - Public and Private Schools and Place of Worship uses shall be located on collector or arterial streets. Conditional Use Permit approval is required for any other location.

L3 - Public and Private Schools and Place of Worship uses are not permitted in single family residential structures.

L4 - Unlighted Outdoor Entertainment and Recreation uses are permitted in conjunction with Public and Private Schools and Place of Worship uses; lighted Outdoor Entertainment and Recreation uses in conjunction with Public and Private Schools and Place of Worship uses require a Conditional Use Permit.

L5 - Limited to parcels containing Schools and Place of Worship uses. Administrative Use Permit is required.

L6 - Alternative Light Poles may be located on property zoned residential and operated as an electric substation, Public and Private School, public park, or Place of Worship. Conditional Use Permit is required.

L7 - Only permitted in this zoning district where the lot size is at least 6,000 square feet.

L8 - Peacock not permitted in this zoning district.

2.104 Lot Development Regulations

(See Table 2.105 for Non-Residential Uses)

Table 2.104: Lot Development Regulations – Single Family Residential Districts sets forth the development regulations for single family uses in single family residential districts, and are in addition to the development regulations set forth in Section 2.106: Additional Development Regulations and Division 4: General Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.104: Lot Development Regulations – Single Family Residential Districts.

Table 2.104: Lot Development Regulations – Single Family Residential Districts (See Table 2.105 for Non-Residential Uses)

Standards	***SF-43***	***SF-35***	***SF-15***	***SF-10***	***SF-8***	***SF-7***	***SF-6***	***SF-D***	***SF-A***	***Additional Regulations***
Minimum Lot Area (sq.ft. per d.u.)	43,000	35,000	15,000	10,000	8,000	7,000	6,000	3,000	2,000	
Minimum Lot Dimensions (ft.)										
Width	145	140	110	85	75	65	55			
Depth	150	150	120	110	100	100	100	N/A	N/A	(A)
Maximum Height (ft.)/Stories	35/2	35/2	30/2	30/2	30/2	30/2	30/2	36/3	36/3	(B)
Minimum Building Setbacks (ft.)										
Front	40	40	30	25	20	20	20	10	10	(C)
Side	30	20	15	10	10	5&10	5&10	0 or 5	0	(D)
Rear	40	40	30	30	25	20	20	10	10	(E)
Maximum Lot Coverage (%)										
One Story	30	30	35	45	45	45	45	60	65	(F)
Two/Three Story	30	30	35	40	40	40	40	50	55	(F)
Street Frontage Landscaping	See Article 4.3 Landscape Regulations									
Off-Street Parking and Loading	See Article 4.2 Off-Street Parking and Loading Regulations									
Exterior Lighting Standards for common open space areas and non-residential uses	See Section 4.103 Lighting Standards									

A. ***Lot Depth for Double Frontage Lots on Arterial Streets***. In the SF-8, SF-7, and SF-6 districts lots backing onto arterial streets with a street landscape area of less than 35 feet in width behind the right-of-way shall have a minimum depth of 110 feet.

B. ***Height.*** Dwelling units on lots where any portion of the lot backs or sides onto parcels designated on the General Plan land use map as Residential > 14 – 25 DU/Acre, or nonresidential, other than Neighborhood Office, shall be limited in height to one story.

C. ***Front Setback.***

1. In the SF-10 district, a minimum front setback of 20 feet is permitted for:

   a. Side entry garages;

   b. Livable areas of dwelling units with detached garages; or

   c. Dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

2. In the SF-8, SF-7, and SF-6 districts, a minimum front setback of 15 feet is permitted for:

   a. Side entry garages;

   b. Livable areas of dwelling units with detached garages; or

   c. Dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.

3. *Staggering.* In the SF-10, SF-8, SF-7, and SF-6 districts, front setbacks shall be staggered, such that no more than 2 adjacent lots have the same setback. A minimum of a 3 foot variation is required.

D. ***Side Setback.***

1. In the SF-10, SF-8, SF-7, and SF-6 districts the minimum side setback shall be 15 feet where the side setback area abuts:

   a. Parcels designated on the General Plan land use map as Residential > 8 – 14 DU/Acre, Residential > 14 – 25 DU/Acre, or nonresidential;

   b. An arterial or collector street; or

   c. An arterial street landscape area of less than 35 feet in width behind the right-of-way.

2. In the SF-D district, a minimum of 10 feet shall be provided between dwelling units, measured from the exterior walls of the units.

3. In the SF-A district, a minimum of 15 feet shall be provided between structures, excluding detached garages.

4. *Side Clear Area*. A minimum 5 foot side clear area shall be maintained on both sides of all single family lots, except for the common wall property line of attached dwellings in the SF-A district. The minimum 5 foot side clear area in the SF-D district

may extend onto the adjacent lot. This clear area extends along the entire length of both side elevations to a point 5 feet behind the rear wall plane. (SEE APPENDIX 1, FIGURE 1) This area shall be free of permanent obstructions, including covered structures such as patios or porches, mechanical equipment, permanent outdoor fireplaces and barbeques, walls, fences, accessory structures, *OTARDs, Large Satellite Dish Antennas, Amateur Radio Facilities* including support structures and cables, swimming pool equipment, and other similar permanent obstructions. The clear area shall extend from the ground to a point 7 feet above ground. The only permanent obstructions permitted are:

a. Return walls, provided that one side return wall shall contain a minimum 36 inch wide gate;

b. Architectural building elements extending no more than 6 inches from the wall plane;

c. Gas, electric and other utility meters and equipment;

d. Landscape irrigation valves and control boxes; and

e. Window wells, provided that they are at grade and covered with grills, covers, screens or similar devices.

E. ***Rear Setback***.

1. In the SF-10 and SF-8 districts the minimum rear setback shall be 30 feet for single-story and 35 feet for two-story units where the rear setback area abuts:

   a. A parcel designated on the General Plan land use map as Residential > 8 – 14 DU/Acre, Residential > 14 – 25 DU/Acre, or nonresidential;

   b. An arterial or collector street; or

   c. An arterial street landscape area of less than 35 feet in width behind the right-of-way.

2. In the SF-7 and SF-6 districts the minimum rear setback shall be 25 feet for single-story units and 30 feet for two-story units where the rear setback area abuts:

   a. A parcel designated on the General Plan land use map as Residential > 8 – 14 DU/Acre, Residential > 14 – 25 DU/Acre, or nonresidential;

   b. An arterial or collector street; or

   c. An arterial street landscape area of less than 35 feet in width behind the right-of-way.

F. ***Additional Lot Coverage***. In the SF-6 through SF-43 districts 5% additional lot coverage in excess of the LDC standard for the base zoning district is permitted for open air accessory structures, open air attached patios and open air porches.

2.105 Site Development Regulations, Nonresidential Uses in Residential Districts

Table 2.105: Site Development Regulations – Nonresidential Uses in Residential Districts sets forth the development regulations for nonresidential uses in single family residential districts, and are in addition to the development regulations set forth in Section 2.106: Additional Development Regulations and Division 4: General Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.105: Site Development Regulations – Nonresidential Uses in Residential Districts.

Table 2.105: Site Development Regulations – Nonresidential Uses in Residential Districts

Standards	***Use under 25,000 sq. ft.***	***Use 25,000 to 50,000 sq. ft.***	***Use 50,000 to 75,000 sq. ft.***	***Use over 75,000 sq. ft.***	***Additional Regulations***
Minimum Lot Area	Same as base district regulations set forth in Table 2.104: Lot Development Regulations – Single Family Residential Districts				
Minimum Lot Dimensions	Same as base district regulations set forth in Table 2.104: Lot Development Regulations – Single Family Residential Districts				
Maximum Building Height (ft.)	30	35	35	45	
Building Step-back	No	No	No	Yes	(A)
Minimum Building Setbacks (ft.) *Front*	Same as base district regulations set forth in Table 2.104: Lot Development Regulations – Single Family Residential Districts				
Side (Street)	20	20	25	30	
Side (Residential)	20	25	35	50	
Side (Nonresidential)	15	15	15	20	
Rear (Residential)	40	40	40	50	
Rear (Nonresidential)	15	15	15	20	
Separation between Buildings (ft.) *Single story*	10	15	15	15	
Multiple story	20	20	20	20	
Maximum Lot Coverage (%)	Same as base district regulations set forth in Table 2.104: Lot Development Regulations – Single Family Residential Districts				
Minimum Required Perimeter Landscape Area (ft.) *Front*	20	25	30	35	(B)
Side (Street)	20	20	25	30	
Side (Residential)	20	25	35	35	
Side (Nonresidential)	15	15	15	20	
Rear (Residential)	20	25	35	35	
Rear (Nonresidential)	15	15	15	20	

Table 2.105: Site Development Regulations – Nonresidential Uses in Residential Districts

Standards	*Use under 25,000 sq. ft.*	*Use 25,000 to 50,000 sq. ft.*	*Use 50,000 to 75,000 sq. ft.*	*Use over 75,000 sq. ft.*	*Additional Regulations*
Landscaping (% of net lot area)	15	15	15	15	See Article 4.3
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings				
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations				
Exterior Lighting Standards	See Section 4.103: Lighting Standards				

A. ***Building Step-back.*** A building step-back of 10 feet at the third floor is required for all nonresidential structures in residential districts.

B. ***Street Frontage Landscape***. Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs and lighting.

2.106 Additional Development Regulations

In addition to the requirements set forth in Article 4.1: Site Regulations, the following regulations shall apply:

A. ***Residential Design Guidelines***. Design Guidelines for single family residential dwellings are set forth in Chapter II: Design Standards and Guidelines.

B. ***Accessory Structures.*** Accessory structures requiring a building permit (120 square feet or larger) shall comply with the following regulations:

1. *Establishment.* An accessory structure shall not be constructed prior to construction of the principal structure.

2. *Location:*

a. The structure shall be located within the building envelope or the rear one-half of the lot.

b. For single family uses, the structure may be located outside the building envelope provided it complies with the following additional regulations:

(1) Except for swimming pools, for structures 6 feet in height or less, the side and rear setbacks shall be 5 feet. For structures greater than 6 feet

in height, there shall be an additional 1 foot setback for each additional 1 foot in height.

(2) Tennis or sport courts on individual lots shall be set back a minimum of 10 feet from side and rear property lines.

(3) Location of swimming pools is regulated under Section 4.107: Swimming Pools.

3. *Maximum Height*. The maximum height shall be 20 feet in all districts except in SF-43 and SF-35. In the SF-43 and SF-35 districts, the maximum height shall be 30 feet.

C. ***Guest Quarters.*** Guest Quarters shall comply with the following regulations:

1. *Establishment.* Guest Quarters shall not be constructed prior to construction of the dwelling unit.

2. *Number*. One Guest Quarters is permitted on a lot or parcel.

3. *Location.* Guest Quarters shall be located within the building envelope.

4. *Additional Standards.*

a. Guest Quarters may be attached to the principal dwelling;

b. Guest Quarters shall use utility service provided to the principal dwelling;

c. Ranges, ovens, and built-in cooking facilities are prohibited;

d. Separate renting or leasing from the principal dwelling is prohibited;

e. Guest Quarters shall not exceed the height of the principal dwelling; and

f. Design of Guest Quarters shall be compatible with the design of the principal dwelling in materials, colors and architectural style.

D. ***Secondary Dwellings***. Secondary Dwellings shall comply with the following regulations:

1. *Establishment.* Secondary Dwellings shall not be constructed prior to construction of the dwelling unit.

2. *Number*. Only 1 Secondary Dwelling unit is permitted on a lot or parcel.

3. *Location*.

a. Except for Secondary Dwellings constructed over a detached garage, Secondary Dwellings shall be located within the building envelope.

b. A Secondary Dwelling constructed over a detached garage shall not exceed the height of the principal dwelling.

4. *Additional Standards.*

a. The entrance to the Secondary Dwelling shall not be visible from the public or private street on which the principal dwelling fronts;

b. The Secondary Dwelling shall use utility service provided to the principal dwelling;

c. The Secondary Dwelling shall provide one additional off-street parking space in conformance with Section 4.203X: Parking on Single Family Residential Lots. The space may be enclosed or unenclosed;

d. The Secondary Dwelling shall not have internal access to the principal dwelling;

e. Rentals of Secondary Dwellings are permitted;

f. A full kitchen is permitted in a Secondary Dwelling; and

g. The design of the Secondary Dwelling unit shall be compatible with the design of the principal dwelling in materials, colors and architectural style.

E. ***Covered Patios***.

1. New single family dwellings in the SF-43, SF-35, SF-15, SF-10, SF-8, SF-7, and SF-6 districts shall have a covered patio of at least 80 square feet. No dimension shall be less than 6 feet.

2. New single family dwellings within the SF-D and SF-A districts shall have a covered patio of at least 60 square feet. No dimension shall be less than 6 feet.

F. ***Porches.*** Where new porches are provided, they shall be at least 6 feet in depth as measured from the dwelling façade to the interior edge of the supporting post.

G. ***Access to Nonresidential Property***. Use of a property to provide primary vehicular access to a nonresidential use is prohibited.

H. ***Model Home Complexes.*** Model home complexes are permitted for the initial sale of homes within a recorded subdivision or residential condominium development.

1. *Location.* The model home complex shall be located within a subdivision where the model homes are currently being constructed. The model home complex may be used to market homes for sale within the same Planned Area Development, subject to approval by the Director of Planning.

2. *Design Review Required.* All model home complexes shall obtain administrative design review approval prior to issuance of a Certificate of Occupancy for any unit within the complex.

3. *Opening.* An approved model home complex may be open for use when all required improvements have been installed or constructed, inspected, and a Certificate of Occupancy issued.

4. *Termination.* The sales office use shall be terminated, all model home complex units converted to residential occupancy standards, all exterior improvements unique to the complex removed, all signage removed and a final inspection completed on all model complex units prior to residential occupancy of the sales office unit.

5. *Parking.* The model home complex parking area shall be constructed of concrete, masonry, asphalt, compacted decomposed granite, or other approved dust free surface. Accessible parking shall meet all accessibility requirements, including a paved surface, signage and connection to the model complex by a compliant pathway.

6. *Signage.* Signage shall comply with the requirements of Article 4.4: Sign Regulations.

7. *Residential Occupancy Prohibited.* Any unit in a model home complex shall not be occupied as a residential unit until fully converted to residential occupancy standards and a certificate of occupancy has been issued by the Town.

8. *Improvements Required.* All model home complex sales offices and parking areas shall have access from a paved street. Pedestrian ways shall be paved.

I. ***Street Frontage Landscape.*** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than permitted signs and lighting.

1. *Arterial Streets.* A landscape area adjacent and parallel to the street with a minimum width of 20 feet is required.

2. *Arterial/Arterial Intersection.* A minimum 50 foot wide landscape area shall be established and maintained along the street frontage within a distance of 250 feet of the arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage within the 50 foot wide landscaped area established above is permitted if no other access is available.

3. *Collector Streets.* A landscape area adjacent and parallel to the street with a minimum width of 10 feet is required.

2.107 Additional Use Regulations

A. ***Animals***. In addition to the regulations set forth in Chapter 6 of the Municipal Code and Section 2.103: Land Use Regulations, the following regulations shall apply:

1. *Rodents and Fowl.*

   a. On each lot that is at least 6,000 square feet and less than 8,000 square feet in area, any combination of rodents and fowl not to exceed 5 total animals is permitted.

   b. On each lot that is at least 8,000 square feet and less than 10,000 square feet in area, any combination of up to 10 rodents and fowl is permitted.

   c. On each lot that is at least 10,000 square feet and less than 20,000 square feet in area, any combination of up to 25 rodents and fowl is permitted. For each additional 10,000 square feet of lot area, an additional 12 rodents or fowl are permitted.

   d. Aviaries shall be located within the building envelope or the rear one-half of the lot. If located within the rear one-half of the lot, the aviary shall be a minimum of 5 feet from any property line.

   e. One (1) rooster over four months in age shall be permitted for each 20,000 square feet of lot area with the exception of those kept for "Crop and Animal Raising, Commercial", provided that the rooster is controlled or contained in such a manner to comply with Municipal Code Chapter 6, Section 6.2 (Noisy Animals).

2. *Livestock.* Large and small livestock animals are permitted on lots of 15,000 net square feet and larger. The number of livestock are determined as follows:

   a. One large livestock animal is permitted for each 10,000 square feet of net lot area.

   b. One small livestock animal is permitted for each 5,000 square feet of net lot area.

   c. Where both large and small livestock animals are kept, the minimum required lot area shall be cumulative.

3. *Apiaries (Beehives)*. Apiaries shall be located at least 100 feet from any property line.

B. ***Stables, Commercial***.

1. *Minimum Net Lot Area.* 10 acres.

2. *Structures.* Any structure housing animals shall be set back at least 100 feet from all property lines.

C. ***Equestrian Arenas***.

1. *Minimum Net Lot Area:* 10 acres.

2. *Structures*.

   a. Any structure housing animals overnight shall be set back at least 100 feet from all property lines.

   b. Any structure housing animals other than overnight shall be set back at least 50 feet from all property lines.

   c. The location and operation of any arena shall be as set forth in the Use Permit. Conditions may be imposed to minimize noise, dust, light, odors, and other negative impacts on adjacent uses.

D. ***Stables, Residential***. Any structure housing animals is an accessory structure subject to the requirements of Section 2.106B: Accessory Structures, except that such structure shall be set back at least 20 feet from all property lines.

E. ***Recreational Vehicle Storage on Residential Lots.*** The storage of unoccupied personal recreational vehicles owned by the occupant is permitted on a developed residential lot or parcel, outside of the required front or street side setback. Only recreational vehicles parked on a driveway or additional parking space as permitted in Section 4.203X may be stored within the required front or street side setback.