

## Chapter 17.13: Residential Zoning Districts

### §17.13.060. SFR, Single Family Residential District

The SFR, Single Family Residential district is intended to accommodate household living in conventional single family detached houses. The SFR district corresponds to the SFR land use classification of the General Plan. Explanation §17.13.060 provides examples of development patterns possible in the SFR zoning district.

#### **Explanation 17.13.060: Development Examples, SFR Zoning District**

1. On 1 acre of net land area, 7 detached single family homes could be built, each on a 6,000 square foot lot, if approved by the Planning Commission.
2. On 1 acre of net land area, 7 detached single family homes could be built, each on a 5,000 square foot lot, with 7,000 square feet of usable common area, if approved by the Planning Commission.

#### **A. Lot Size and Development Density**

1. Minimum area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Maximum density in number of units per acre of net land area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission, and not exceeding the maximum density. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, sitespecific considerations, and other requirements of this Title.

#### **B. Requirements for Planned Unit Developments**

Permitted and encouraged, but subject to review and rezoning into the PD combining zoning district.

#### **C. Site Development Considerations**

1. Onsite usable open space: Single family dwellings, detached: 1,386 square feet of usable open space for each dwelling.
2. Design review: Required for planned developments, subdivisions, and infill, but not for other individual residences, unless located within the Visual Sensitive Area.

#### **D. Maximum Occupancy, Vehicle Limitation**

1. One family unit or not more than three unrelated adults.
2. Family unit occupancy – Section Reserved.
3. Parking shall conform to code (Parking §17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking or parking for which a right of way permit has been issued pursuant to the Logan Municipal Code.