

SINGLE FAMILY RESIDENTIAL-SMALL LOT – SF-S



Residential District

Adoption Date: March 18, 2015

Amended Date: January 23, 2019

Print Date: July 16, 2019

Purpose:

The SF-S district is intended for mainly single family detached residential development, along with compatible home occupations and small-scale institutional and recreational uses. Development within this district is served by public sanitary sewer and water services, and roadways with an urban cross section (e.g., curbs, storm sewer). The SF-S district enables the smallest lot sizes of the single family residential districts. The SF-S district is intended for areas planned for single family residential development, or the majority of areas planned for neighborhood development, within the Comprehensive Plan. (Predecessor districts: R-1 Residential-Single Family and R-2 Residential-Single Family)

Permitted Uses:

Primary Uses:

- Single Family Detached Residence
- Community Garden
- Passive Outdoor Public Recreation
- Public Service and Utility
- Community Living Arrangement (1-8 residents)

Accessory Uses:

- Detached Accessory Structure (non-residential use)
- Detached Accessory Structure (residential)
- Family Day Care Home (4-8 Children)
- Home Occupation
- Small Exterior Communication Device
- Geothermal Energy System
- Small Wind Energy System
- Small Solar Energy System

Conditional Uses:

Primary Uses:

- Active Outdoor Public Outdoor Recreation
- Indoor Institutional – General
- Outdoor Institutional
- Institutional Residential
- Community Living Arrangement (9-15)
- Group Day Care Center
- Bed and Breakfast
- Communications Tower

Accessory Uses:

- Intermediate Day Care Home (9-15 children)
- Residential Business
- In-home Suite
- Accessory Dwelling Unit
- Animal Fancier
- Large Exterior Communications Device
- Private Lake (Pond)

Temporary Uses:

- Garage, Yard, Estate and In-Home Sale
- Outdoor Assembly or Special Event
- Contractor’s Project Office
- Contractor’s On-site Equipment Storage Facility
- Relocatable Building
- On-site Real Estate Sales Office
- Temporary Portable Storage Container
- Temporary Shelter
- Temporary Asphalt, Batch or Concrete, Stone Crushing and/or Processing Operations*

* Within the Village, operations cannot exceed 6 months, unless extended up to 1 year but conditional use. Within the ETZ, operations shall be approved through conditional grant only. See Section 94.4.10(14)1. for more details.

Definitions:

- Permitted Use:** Land uses listed as permitted uses are permitted by right, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Conditional Use:** Land uses listed as conditional uses are allowed only with a conditional use permit, subject to all applicable requirements of this Chapter and all other applicable regulations.
- Temporary Use:** Temporary land uses are allowed on a temporary basis subject to temporary use approval requirements in Section 94.13.07.
- Unlisted Use:** Authorization may be granted by the Zoning Administrator. Please see Section 94.3.02(3) for more details.

Dimensions and Density Standards:

Minimum Lot Size	Minimum Lot Width (ft)	Minimum Public Street Frontage (ft)	Maximum Total Building Coverage	Minimum Accessory Structure Floor Area (sf) ^a	Minimum Landscape Surface Ratio (LSR)
10,000 ft ²	80	40	40%	800	40%

^a Maximum Accessory Structure floor area may be increased by site plan approval under Section 94.16.09 and per the standards in Section 94.4.09(2).

Minimum Setbacks (ft) ^b								Minimum Principal Building Separation (ft)	Maximum Building Height			
Principal Residential Building including Attached Garage				Detached Accessory Building ^a		Pavement ^d			Principal Building		Accessory Building	
Front ^a	Street Side ^a	Interior Side	Rear	Interior Side ^c	Rear	Interior Side or Rear	Front or Street ^a		Feet	Floors	Feet	Floors
30	20	8	20	6	6	6	10	10	35	2.5	15	1

^a See Section 94.4.09(2) for standards related to detached accessory buildings located within front yard areas, minimum separation requirements associated with detached accessory buildings and other standards associated with detached accessory structures.

^b Additional setbacks may be required along zoning district boundaries for bufferyards, if required for the particular land use under Article 4 or Section 94.11.02(3)(d).

^c Minimum street side yard setbacks are equal to the minimum street side yard setbacks for principal structure.

^d Includes all gravel and hard surfaces as defined in Section 94.17.04, along with recreational vehicles. This setback excludes intrusions required for driveway entrances and permitted or required for cross access driveways and pedestrian ways; shared driveways; and shared parking lots.

Signs:

On Building	Freestanding	Maximum Number of Signs
Type: Wall Sign Max Area: 2 ft ² Max	Type: Arm/Post Max Area: 2 ft ² Max Height: 5 ft	ONE On Building or Freestanding sign per lot with 3 ft setback.

Note: If any discrepancies between this document and Chapter 94: Zoning Ordinance of the Village of Weston occur, then the language of Zoning Ordinance shall prevail. This document is non-binding and designed for convenience of use only. All information shall be corroborated with Zoning Ordinance, Zoning Administrator or Designee.

