

Section 19.02.12: SF-4 Single Family Residential-4 Zoning District

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- A. Intent. This district is intended to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of 4 dwelling units per acre.
- B. Principal Uses Permitted by Right. Refer to Table 19.02.31 A for principle uses permitted by right. Refer to Article III for detailed definitions and requirements for each land use.
  - 1. Two family dwellings established as of December 7, 2020 (date of adoption) are permitted by right. Conversion of housing units from single family to two family dwellings after December 7, 2020 (date of adoption) are prohibited.
- C. Principal Uses Permitted as Conditional Use. Refer to Table 19.02.31 A for principle uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- D. Accessory Uses Permitted by Right. Refer to Table 19.02.31 B for accessory uses permitted by right. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- E. Accessory Uses Permitted as Conditional Use. Refer to Table 19.02.31 B for accessory uses permitted by conditional use. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- F. Temporary Uses. Refer to Table 19.02.31 C for temporary uses allowed in this district. Refer to Article III for detailed definitions and requirements for each of the following land uses.
- G. Performance Standards. See Article IV: Performance Standards.
- H. Design and Exterior Building Material and Standards. See Article VI: Architectural Design Standards.





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I. Density, Intensity, and Bulk Regulations for the SF-4 Single Family Residential-4 District.

|                                                                              | Regulation                                                                                        |                                                       |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Minimum Lot Area                                                             | 10,000 square feet                                                                                |                                                       |
| Minimum Greenspace Surface Ratio                                             | 60 percent                                                                                        |                                                       |
| Minimum Lot Width                                                            | 75 feet                                                                                           |                                                       |
| Minimum Lot Depth                                                            | 120 feet                                                                                          |                                                       |
| Minimum Lot Frontage at Right-of-Way                                         | 75 feet                                                                                           |                                                       |
| Minimum Front Setback                                                        | 30 feet                                                                                           |                                                       |
| Minimum Street Side Setback (on corner lots)                                 | 30 feet                                                                                           |                                                       |
| Minimum Side Setback                                                         | 6 feet with one side a minimum of 10 feet                                                         |                                                       |
| Minimum Rear Setback                                                         | 25 feet                                                                                           |                                                       |
| Maximum Principal Building Height                                            | Lesser of 35 feet or 2.5 stories                                                                  |                                                       |
| Minimum Principal Building Separation                                        | 10 feet                                                                                           |                                                       |
| Minimum Pavement Setback (lot line to pavement, excludes driveway entrances) | 5 feet                                                                                            |                                                       |
| Minimum Parking Required                                                     | See Article III                                                                                   |                                                       |
| Minimum Dwelling Unit Structure Area                                         | 800 square feet                                                                                   |                                                       |
| Detached Accessory Buildings                                                 | Residential                                                                                       | Nonresidential                                        |
| Minimum Front Setback                                                        | Even with or behind principal building                                                            | 60 feet and at least 5 feet behind principal building |
| Minimum Side Setback                                                         | 3 feet                                                                                            | 10 feet                                               |
| Minimum Rear Setback                                                         | 5 feet                                                                                            | 25 feet                                               |
| Maximum Height                                                               | 18 feet or one story                                                                              | 18 feet or one story                                  |
| Types of Arterial (major) Street or Highway by Jurisdiction                  | Minimum Required Setback from Ultimate Arterial (major) Street or Highway Right-of-Way Line (ft.) |                                                       |
| U.S. Highways                                                                | 50 feet                                                                                           |                                                       |
| State Trunk Highways                                                         | 50 feet                                                                                           |                                                       |
| County Trunk Highways                                                        | 40 feet                                                                                           |                                                       |
| Locally Designated Arterial (major) Streets and Highways                     | 40 feet                                                                                           |                                                       |

<sup>a</sup> Based upon the distance from the ultimate right-of-way width established by the adopted County jurisdictional highway plan and/or the adopted Village of Grafton Official Map as amended. <sup>b</sup> Setbacks indicated in this Table apply to buildings, parking lots, circulation drives, and loading areas.