

Chapter 18.23 – Limited Single-Family Residential (LSFR) Zone

18.23.010 Purpose. The purpose of this LSFR zone is to provide residential lots upon which single-family and patio dwellings may be constructed. The LSFR zone supports the development of areas of residential character comparable to that of a single-family residential area, and is designed to promote, stabilize and protect an environment suitable for family life. (Ord.2025-6, dated 2/11/25)

18.23.020 Permitted Uses. In the LSFR zone, no building, structure or land shall be used, and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

- A. Single-family dwellings.
- B. Patio home developments.
- C. Internal Accessory Dwelling Units.
- D. Churches
 - 1. The minimum size of the lot or site used for such purposes shall be one acre.
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid illumination of neighboring properties.
- E. Public schools; private educational institutions having a curriculum similar to that ordinarily given in public schools.
 - 1. The minimum size of the lot or site used for such purposes shall be one acre.
 - 2. Any lights used to illuminate the premises shall be installed in such a manner that the source of light shall not be visible from outside the premises, and the source of light shall be suitably screened to avoid illumination of neighboring properties.
- F. Public parks, public recreational grounds and buildings; public buildings, public utilities.
- G. Signs. All signs are subject to the sign regulations of the city.
- H. Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work.
- I. Accessory uses and buildings customarily and normally incidental and subordinate to the above and devoted exclusively to the main permitted use of the premises.
- J. Household pets, as defined in Pleasant View Code § 18.04.350. (Ord.2025-6, dated 2/11/25)

18.23.030 Conditional Uses. In the LSFR zone, the following may be permitted only when authorized by a conditional use permit issued by the city:

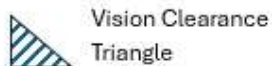
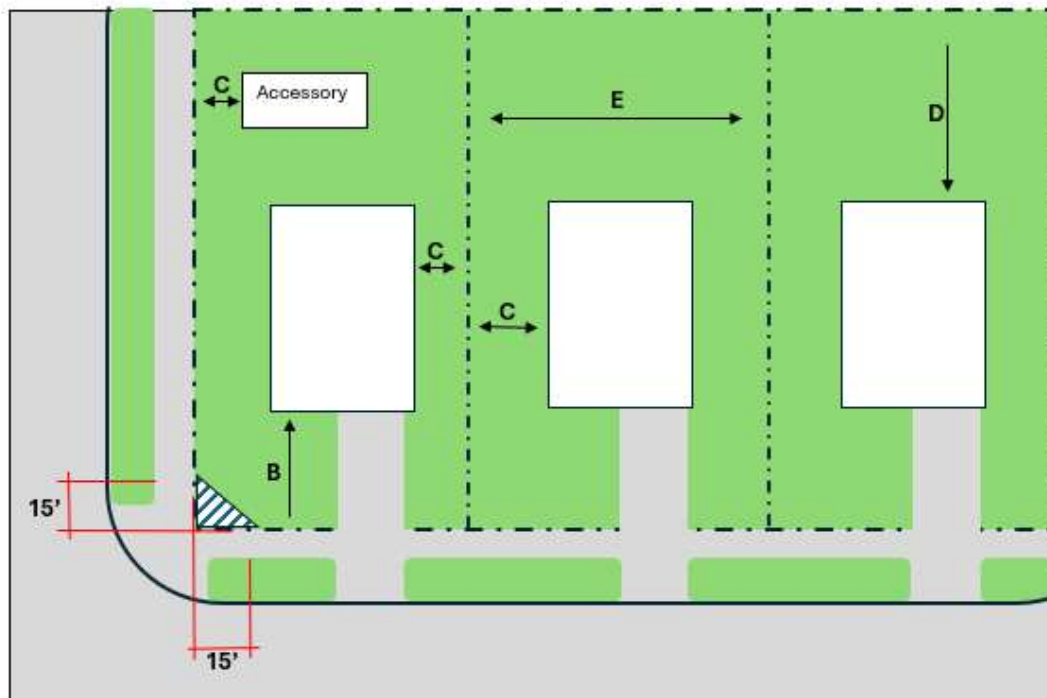
- A. Home Occupations.
- B. Private parks, playgrounds, or recreational areas that are not open to the general public and to which no admission charge is made. (Ord.2025-6, dated 2/11/25)

18.23.040 Prohibited Uses. Any use not listed as permitted or conditional shall be prohibited unless the Development Review Committee (DRC) determines that the use is substantially the same as a permitted or conditional use based upon an administrative interpretation. (Ord.2025-6, dated 2/11/25)

18.23.050 Site Development Standards.

- A. Lot Area. The minimum size of lots shall not be less than 7,260 square feet per lot.

- B. Yard-Front. Each individual housing unit shall have a minimum twenty-five-foot (25') setback from the street right-of-way.
- C. Yard-Side. The minimum side yard for any dwelling shall be eight feet (8') and the total width of the two required side yards shall not be less than sixteen feet (16'). On corner and side lots, any construction shall not impact the sight triangle as defined by the MUTCD Manual on Uniform Traffic Code.
- D. Yard-Rear. The minimum depth of the rear yard for any main building shall be feet (25'), providing that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet (10') to such side yard.
- E. Lot Width. The minimum width of any lot shall be sixty-five feet (65'), at a distance twenty-five feet (25') back from the front lot line.
- F. Accessory Building Setbacks.
 - 1. Accessory Buildings shall be located at least three feet (3') from the rear line of the main building and at least one foot (1') from all property lines; and shall be at least ten feet (10') from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements. Accessory buildings or structures shall not cover more than thirty percent (30%) of the rear yard.
 - 2. Lots Fronting an Arc Curve (cul-de-sac bulbs and knuckles). The minimum front yard setback shall be twenty-five feet (25'). The minimum side and rear yard setback shall be one foot (1') from the eave drip. A minimum distance from the main building shall be six feet (6'). (Ord.2025-6, dated 2/11/25)



B. Front Yard Setback

C. Side Yard Setback

- - - Lot Area

D. Rear Yard Setback

E. Lot Width

*Figure 1***18.23.060 Development Standards.**

- A. Development Master Plan. In addition to the other requirements of this Title, an application for development in the LSFR Zone shall be accompanied by a development master plan, that clearly demonstrates that:
 - 1. The development will be built with a consistent, but not necessarily uniform, character; compatible architectural styles. No more than two (2) homes with the same or very similar architecture shall be allowed adjacent to each other;
 - 2. Overall control during the development process by a single development entity;
 - 3. Establishment of a homeowners' association or other City approved entity with responsibility to enforce conditions, covenants and restrictions to ensure continuing quality and appearance of the development; and
 - 4. Design and implementation guidelines to ensure the overall vision is captured and maintained.
- B. Garages and Parking. All homes in this zone shall have a completely enclosed garage. A two-car garage minimum is required.
- C. Parking Access - Driveways. All driveways in this zone shall have a minimum width equal to opening of garage. (Ord.2025-6, dated 2/11/25)

18.23.070 Lot Coverage. There shall not be a maximum percentage of lot coverage required for main buildings and accessory uses. There shall be no more than sixty percent of a lot covered by impervious surfaces. Not more than twenty percent of the total land area may be hard surfaced for roads and parking. (Ord.2025-6, dated 2/11/25)

18.23.080 Building Height.

- A. Single-family, patio and garden court homes shall not exceed two stories, with a maximum height of thirty-five (35') feet.
- B. Accessory buildings shall not exceed the height of the main dwelling and in no event shall accessory buildings exceed the height of twenty-five (25') feet. (Ord.2025-6, dated 2/11/25)