

8-300- SF-2 Single Family 2 Zoning Checklist

Check the following to determine zoning compliance

PROPERTY ADDRESS _____

ZONING DISTRICT _____

8-300 SF-2 SINGLE FAMILY RESIDENTIAL DISTRICT - R7.0

LEGAL DESCRIPTION _____

PROPERTY OWNER NAME _____

This district is intended to be composed of single family detached homes; cluster housing, single family attached homes; duplexes; quadplexes; and HUD code manufactured homes located on single family residential lots. Lot sizes and home sizes are intended to be smaller than SF-1, and situated in a medium density setting. Attached dwellings may be clustered together in rows of townhouses and other zero-lot-line clustering, or patio homes. It is intended that these dwellings will form a neighborhood characterized by owner-occupied homes in the highest density setting of such homes and by open spaces in common ownership or otherwise which are designed to give relief to the density of dwellings and to provide desired amenities for this type of neighborhood. It is intended that advanced and creative designs or residential dwellings and their arrangements, and landscape planning will be encouraged in this district. A master site plan is required before development of cluster homes may be considered.

Dwellings must meet minimum square feet living area regulations per living area.

Permitted uses include: Single family detached dwellings / Cluster Housing, single family, attached, duplexes, quadplexes./HUD code manufactured homes located on single family residential lots/ Non-Residential Uses and Home Occupations as designated in 8-100.

6-950 More restrictive uses shall be permitted in less restrictive use districts, subject to the limitations imposed elsewhere in this Ordinance

COMPLIES WITH USE CHART

YES

NO

AREA REGULATIONS

SIZE OF YARDS/SETBACKS

REQUIRED

ACTUAL

REQUIRED

ACTUAL

FRONT YARD

20'

DWELLING UNIT SIZE/DETACHED

1,000 sq ft

SIDE YARD

8'

DWELLING UNIT ATTACHED
(DUPLEX; QUADPLEX)

750 SQ FT

CORNER LOT, STREET SIDE YARD

20'

MAXIMUM HEIGHT

2 1/2 stories or 38'

REAR YARD (see 6-400 for Accessory Building set 15')

MINIMUM LANDSCAPE AREA

50%

SIZE OF LOTS:

Minimum Lot Size

2,500 sf

MINIMUM MASONRY COVERAGE

70% vertical wall

Minimum Lot Width

50'

(unless conforming to
the majority of
buildings in the area)

Minimum Lot Depth

50'

ACCESSORY BUILDING

SIDE & BACK YARD SETBACKS

5'minimum (each)

6-900 & 8-200 PARKING REGULATIONS

At least 2 spaces on same site as the use it serves

Concrete, asphaltic concrete or other improved surface

Concrete curb and gutter

Minimum 9' width and 20' depth

In all Residential Districts no parking space, garage or carport, or other automobile storage space or structure shall be used for the storage of any truck, truck trailer or van except panel and pickup trucks not exceeding 1 ton capacity

No parking space shall occupy any part of the required front yard of a non-residential use in a residential district

Off-street parking regulations for uses other than residential are contained in Appendix D

6-500 PERMITTED OBSTRUCTIONS IN REQUIRED YARD AND OPEN SPACES

IN ALL YARDS

Open terraces not over 4' above the average level of the adjoining ground but not including a permanently roofed-over terrace or porch, awnings and canopies.

Steps 4' or less above grade which are necessary to provide access to a permitted building, or for access to a building lot from a street or alley.

Chimneys projecting 24" or less into the yard but not occupying more than 2% of the required yard area.

IN FRONT YARDS

One-story bay windows, balconies and over hanging eaves or gutters, none of which shall project more than 4' into a required yard.

Trees having single trunks shall be permitted when lower branches are pruned to a height of 7' above said grade to prevent obstruction to traffic.

Decorative fences and/or shrubs 2' or less in height.

IN SIDE YARDS

Bay windows, overhanging eaves or gutters projecting 2' or less into a required yard, but in no case shall such eaves or gutters be closer than 3' from the side lot line.

IN REAR YARDS

Detached off-street parking structures; open off-street parking spaces; tool rooms; and, similar buildings or structures for domestic or agricultural storage, balconies, breezeways and open unroofed porches, one story bay windows and overhanging eaves or gutters. All such permitted obstructions shall be a minimum of 5' from all property lines.

Obstruction to view that may constitute traffic hazard shall not be permitted. On corners or on street curves of more than 60 degrees, when doubt may exist regarding sight obstructions, the approval of the Traffic Engineer shall be required. All costs related to obtaining approval of a Traffic Engineer shall be borne by the property owner and/or applicant. No obstructions of any kind shall be placed within 20' of any corner or street curves of more than 60 degrees.

Additional zoning regulations may apply, including non-residential uses and home occupations uses, accessory building regulations, landscaping regulations, etc...

Additional regulations exist including but not limited to: Fire & Safety Code, Building Code, etc....

For definitions or further details and clarity refer to the Jacksboro Zoning Ordinance

UNDER PENALTY OF INTERNATIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE THAT I HAVE EXAMINED AND/OR MADE THESE STATEMENTS AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AGREE TO CONSTRUCT SAID IMPROVEMENT IN COMPLIANCE WITH ALL PROVISIONS OF THE ORDINANCES OF THE CITY OF JACKSBORO. I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approved of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Jacksboro City Code or any other ordinance or to excuse the owner or his successors from complying therewith.

Owner Signature

Date