

CHAPTER 5

R-A SINGLE-FAMILY RESIDENCE DISTRICT

SECTION 5.1 PURPOSE

This Zoning District is characteristically a single-family housing area. While most of the city is serviced with utilities, the low density status is designed to preserve and protect those areas which have developed strictly as single-family detached units on separate lots. No further subdividing of single-family lots below the lot area specified herein shall be deemed desirable or contributory to the existing residential character. The dwelling unit density, however, shall still be at a sufficient scale to support utility system operation and maintenance costs.

SECTION 5.2 PRINCIPAL PERMITTED USES (amended 3/08)

In the R-A District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Churches and other facilities normally incidental thereto.
- B. Family child day care homes.
- C. Foster care family homes.
- D. Municipal, state or federal administrative or service buildings, provided that such buildings shall be located not less than twenty (20) feet from any other lot in a Residential District.
- E. Nursery schools, day nurseries and child care centers (not including dormitories).
- F. Publicly owned and operated parks, play fields, museums, libraries, and other recreation facilities, provided that any building shall be located not less than twenty (20) feet from any other lot in any Residential District.
- G. Public, parochial or private elementary, intermediate and/or high schools offering courses in general education, provided that any building shall be located not less than twenty (20) feet from any other lot in any Residential District.
- H. Single-family detached dwellings, including home occupations in accordance with the requirements of Section 3.8.
- I. Accessory buildings and uses customarily incidental to the Principal Permitted Uses and Special Land Uses in accordance with the requirements of Section 3.4.
- J. Public Buildings and Uses located not less than twenty (20) feet from any other lot in any Residence District as a Principal Permitted Use.

SECTION 5.3 SPECIAL LAND USES (amended 1/06)

Land and/or buildings in the R-A District may be used for the following subject to approval by the City Commission as a Special Land Use in accordance with the procedures of Chapter 15.

- A. Cemeteries, when adjacent to or an extension of existing cemeteries.

- B. Private parks, country clubs, and golf courses.
- C. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, not including storage yards.

SECTION 5.4 DISTRICT REGULATIONS

- A. Site Plan Review is required in accordance with Chapter 14.
- B. Parking is required in accordance with Chapter 16.
- C. Signs are permitted in accordance with the requirements of Chapter 18.
- D. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 15 for additional requirements for Special Land Uses.)

R-A DISTRICT REQUIREMENTS		
MINIMUM YARD REQUIREMENTS	FRONT	30 ft.
	SIDE	8 ft. one side / total 15 ft. both sides
	REAR	25 ft.
MINIMUM LOT REQUIREMENTS	AREA	11,000 sq. ft.
	WIDTH	80 ft.
MAXIMUM BUILDING HEIGHT		35 ft. or 2½ stories
MAXIMUM LOT COVERAGE		30%
MINIMUM DWELLING UNIT FLOOR AREA		980 sq. ft.; 750 sq. ft. on ground floor