

## Sec. 23-28. - R-1-A, Single-family (12,500 s.f. lot) districts.

- (a) *District purpose.* The R-1-A, Single-family (12,500 s.f. lot) district is intended to apply to those areas of the City to be used for single-family dwellings with a minimum lot size of 12,500 square feet. The purpose of the district is to encourage moderate density single-family development which exhibits a variety of architectural styles and site plan designs. Regulations applicable to the districts are also intended to encourage generous landscaping, with tree lined streets. The R-1-A district corresponds with the residential, L(2), L(3) and R(5) designations of the future land use element of the comprehensive plan.
- (b) *Permitted uses.* In the R-1-A district, no building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one of the following uses:
- (1) Church or place of worship, subject to [section 23-93](#);
  - (2) Community assembly, subject to [section 23-95](#);
  - (3) Cultural services;
  - (4) Dwelling, single-family;
  - (5) Parks and recreation, public;
  - (6) Sewage lift or pumping station, subject to [section 23-107](#);
  - (7) Special residential facility, type 1, subject to [section 23-109](#);
  - (8) Transformer substation, subject to [section 23-112](#);
  - (9) Water or wastewater plant, local, subject to [section 23-114](#).
- (c) *Minimum lot size.* No lot in the R-1-A district shall be less than 12,500 square feet in area, with a minimum lot width of 100 feet and a minimum lot depth of 125 feet.
- (d) *Maximum building coverage.* In the R-1-A district, the combined area occupied by all principal and accessory buildings shall not exceed 33 percent of the lot area.
- (e) *Maximum height.* No building or structure in the R-1-A district shall be erected or altered to a height exceeding two stories or 30 feet.
- (f) *Minimum yards for single-family dwellings.* The minimum required width or depth of yards on all lots utilized for a single-family dwelling in the R-1-A district shall be as follows:
- (1) Front yard: 25 feet.
  - (2) Street side yard: 15 feet.
  - (3) Interior side yard: 15 feet, provided that lots used for two-story buildings shall provide interior side yards not less than 25 feet in width.
  - (4) Rear yard: 30 feet, exclusive of drainage easements.
- (g) *Minimum yards for other uses.* The minimum required width or depth of yards on all lots utilized for purposes other than a single-family dwelling in the R-1-A district shall be as follows:
- (1) Front yard: 75 feet.
  - (2) Street side yard: 75 feet.
  - (3) Interior side yard: 50 feet, with an increase of one foot in width of each interior side yard for every two feet in height of the structure in excess of 50 feet.
  - (4) Rear yard: 50 feet.
- (h) *Exceptions to yard requirements.* Notwithstanding anything to the contrary herein, the Planning and Zoning Board shall have the right to permit reasonable modifications of the yard and setback requirements of the R-1-A district where, in the discretion of the board, strict enforcement of the aforesaid requirements would be a hardship.

- (i) *Minimum floor area per dwelling unit.* A single-family dwelling in the R-1-A district shall have a minimum gross floor area of 1,800 square feet.
- (j) *Maximum density.* Dwelling units in the R-1-A district shall not exceed the gross densities within the City's adopted land use designation for each parcel.