

CHAPTER 3

RESIDENTIAL A DISTRICTS

SECTION

- 14-301. Residential A Districts.
- 14-302. Uses permitted.
- 14-303. Uses permitted on appeal.
- 14-304. Uses prohibited.
- 14-305. Minimum lot requirements.
- 14-306. Minimum yard requirements.
- 14-307. Maximum height.
- 14-308. Minimum off-street parking requirements.
- 14-309. Signs and billboards.

14-301. Residential A Districts. Within the Residential A Districts (Single-Family) as shown on the official zoning map, the following regulations in this chapter shall apply. (1978 Code, § 11-301)

14-302. Uses permitted. Uses permitted shall include the following:

- (1) Single-family detached dwellings.
- (2) Public elementary and high schools and private schools having courses of study approximately the same as public elementary and high schools.
- (3) Buildings used exclusively by federal, state, county or local governments for public purposes.
- (4) Churches and other places of worship, including Sunday schools.
- (5) Parks, playgrounds and playfields.
- (6) Farms, nurseries, truck gardens, non-commercial greenhouses and other customary agricultural uses and structures.
- (7) The taking of boarders or renting of rooms by a resident family, provided that the total number of boarders and roomers does not exceed two.
- (8) Private garages, tool sheds, and other accessory uses and structures customarily incidental to residential or other permitted uses when located on the same property with the following provisions:
 - (a) Except for attached private garages, which shall not project beyond the front of the main building, all accessory buildings shall be located behind the main building and further provided that on no lot shall any structure be built closer than five (5) feet to any lot line.
 - (b) Customary home occupations, such as the offices of physicians, architects, or engineers, or artist's studios, are permitted provided that:
 - (1) Such occupation shall be carried on within the main building;

(2) Not more than one person not resident on the premises shall be employed;

(3) Such occupation shall be clearly incidental and secondary to the use of the building for residential purposes;

(4) The external appearance of the building shall not be changed as a result of the conduct of the occupation, and there shall be no external evidence of such occupation on the buildings or grounds except that a small professional notice or sign, not exceeding one square foot in area, may be mounted against the side of the building. (1978 Code, § 11-302)

14-303. Uses permitted on appeal. After public notice and hearing, and subject to appropriate conditions and safeguards, the board of zoning appeals may permit:

(1) Private hospitals, clinics and sanitariums,

(2) Golf courses,

(3) Cemeteries,

(4) Temporary structures and field offices, provided that such permit shall not be for a term of more than six months.

(5) Private clubs, lodges and lodge halls, excepting those in which the conduct of commercial affairs plays a major part.

(6) Child day care facilities, subject to specific requirements of chapter 18.

(7) Telecommunication towers and support structures. (1978 Code, § 11-303, as amended by Ord. #99-724, Nov. 1999, and Ord. #02-756, Nov. 2002)

14-304. Uses prohibited. Any use not specifically permitted or permissible on appeal is prohibited. (1978 Code, § 11-304)

14-305. Minimum lot requirements. Minimum lot requirements shall be:

(1) Lot area: 10,000 sq. ft.

(2) Lot width: 80 ft.

(3) Lot coverage (by all buildings): 35 percent

(1978 Code, § 11-305)

14-306. Minimum yard requirements. Minimum yard requirements shall be:

(1) Front: 30 ft.

(2) Side: 12 ft. for either side (see § 14-209)

(3) Rear: 30 ft.

(1978 Code, § 11-306)

14-307. Maximum height. Maximum height shall be:

(1) Residence: 30 feet or 2 stories.

(2) Other permitted structures: 50 feet; 4 stories, provided that for other structures, in addition to general yard requirements, one foot shall be added to required front and side yards for each foot of height over thirty (30) feet. (1978 Code, § 11-307)

14-308. Minimum off-street parking requirements. Minimum off-street parking requirements shall be as follows:

- (1) Dwellings: One off-street parking space for each dwelling unit.
 - (2) Schools: One off-street parking space for each staff member, plus one off-street parking space for each ten (10) fixed seats in auditoriums or for each 100 square feet of floor space in assembly rooms with movable seats.
 - (3) Churches, Sunday schools: One off-street parking space for each five (5) fixed seats or for each 50 square feet in assembly rooms with movable seats.
 - (4) Public buildings: One off-street parking space for each regular employee plus adequate parking space for public use.
 - (5) Hospitals, clinics: One off-street parking space for each two beds.
- (1978 Code, § 11-308)

14-309. Signs and billboards. No signs, billboards, posters, bulletin boards or other similar matter shall be permitted except as follows:

- (1) Announcements and professional signs as provided for in connection with home occupations.
- (2) Only one sign, not exceeding six (6) square feet in area to advertise the premises on which such sign is displayed for sale, rent or lease, provided that such sign shall not be placed closer than ten (10) feet to any property line.
- (3) One bulletin board not exceeding ten (10) square feet in area may be erected by any church.
- (4) Official public notices may be erected at appropriate locations on property affected. (1978 Code, § 11-309)