

Part III
Article XIV

R-IA, LOW DENSITY RESIDENTIAL DISTRICT

Section 1400 Statement of Purpose

The Low Density Residential District is established in areas of the City where the principal use of land is for single-family dwellings on large lots. The specific intent of this Article is:

1. To encourage the construction of, and the continued use of the land for, single-family dwellings and single-family neighborhoods.
2. To prohibit business, commercial, or industrial use of the land, and to prohibit any other use which would be incompatible with continued development of single-family dwellings in the district.
3. To encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
4. To discourage any land use which would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.
5. To discourage any use which, because of its character and size would create requirements and costs for public services such as fire and police protection, water supply, and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.

Section 1410 Permitted Uses

The following uses shall be permitted in an R-IA district:

1. Single-family dwellings.
2. Accessory uses customarily incident to the permitted uses in this Section.

Section 1425 Permitted Uses as Special Exceptions

The following uses may be permitted by the Board of Zoning Appeals if the proposed use will constitute a desirable end stable development which will be in harmony with development in adjacent areas and will not cause congestion on public streets nor be contrary to the spirit and purpose of this Article.

1. Publicly owned hospital, but not including institutions for the care of the mentally ill, provided that the hospital site is adjacent to an arterial or collector as defined in Article X.
2. Parks and recreational areas owned or operated by governmental agencies.
3. Golf courses, country clubs, private swimming clubs, and private swimming pools, provided that no building shall be located within twenty-five (25) feet of any lot line of an abutting lot in any of the other residential districts.
4. Home occupation uses as defined in Section 1430.
5. Railroad rights-of-way, but not including railroad yards or shops.
6. Nurseries and greenhouses for growing plants.
7. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity.
8. Churches and other facilities normally incidental thereto, provided that the proposed site for a

church is not less than five (5) acres, that there is adequate access to all required off-street parking areas, that there is no parking in the required front yard, and that the church site is adjacent to a collector or arterial as defined in Article X.

9. Public libraries, public museums, public schools, public buildings, memorial buildings, water supply facilities and cemeteries, provided that no building shall be located within fifty (50) feet of any lot line of an abutting lot in any of the other residential districts.

Section 1430

Home Occupation -

An occupation conducted in a dwelling unit provided that:

1. Home occupations shall be permitted only by a Conditional Use after a Public Hearing before the Board of Zoning Appeals.
2. No person other than members of the family residing on the premises shall be engaged in such occupation.
3. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and not more than twenty-five (25) per cent of the floor area of the dwelling unit shall be used in the connection of the home occupation.
4. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign - such sign not exceeding two square feet in area, non-illuminated and containing only the name and nature of the business.
5. No home occupation shall be conducted in any accessory building.
6. There shall be no sales area in connection with such home occupation unless specifically permitted by the Board of Zoning Appeals.
7. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met by required or permitted parking spaces, and is not permitted in the front yard.
8. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses that can be detected off the premises.
 - a. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

Section 1450

Area, Height, and Placement Requirements

1. Minimum lot area: eighteen thousand (18,000) square feet.
2. Minimum width of lot: eighty (80) feet.
3. Minimum floor space per dwelling unit: twelve hundred (1,200) square feet for one story dwellings. Each dwelling with one and one-half (1 1/2) or more stories shall have a minimum first floor area of not less than eight hundred (800) square feet.
4. Minimum yard requirements:
 - A. Front yard: thirty-five (35) feet.
 - B. Side Yard: must have two side yards totaling fourteen (14) feet in width, neither of which can be less than six (6) feet in width. (See additional requirements in Section 425.

- C. Rear Yard: a minimum of twenty-five (25) feet.
5. Maximum lot coverage: 40%
 6. Maximum height of buildings: two and one-half (2 1/2) stories, but no more than thirty-five (35) feet.
 7. Off-street parking: See Article VII.