

ARTICLE 7 R-A SUBURBAN RESIDENTIAL

700 PURPOSE

The purpose of the R-A Suburban Residential District is to provide areas for relatively low density residential development, which have public water and sanitary sewer facilities.

701 PERMITTED USES

The following uses are permitted in R-A Suburban Residential District:

| | | |
|-------------------------|-------------------------|-------------------------------------|
| Accessory use | Dwelling, single family | Permanently sited manufactured home |
| Accessory Dwelling Unit | Public use | |

702 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

| | | |
|-------------------|-------------------------|-------------------------|
| Bed and Breakfast | Home Occupation | Semi-public use |
| Boarding house | Funeral Home | Telecommunication tower |
| Golf Course | Public Service Facility | |

703 DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the R-A District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards.

| | |
|---------------------------|--------------------|
| Lot area: | 12,000 square feet |
| Width: | 80 feet |
| Front: | 30 feet |
| Rear: | 35 feet |
| Side: | 10 feet |
| 1 story floor area: | 1,000 square feet |
| 2+ story floor area: | 1,200 square feet |
| Maximum dwelling height: | 45 feet |
| Maximum accessory height: | 30 feet |

Corner lots shall have the required front setback on both street frontages.

704 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

