

areas with greater utility for rest and recreation; and to encourage the development of more attractive and economic and non-monotonous building forms, by providing freedom of architectural and site design;

5. To provide for access of light and air to windows and for privacy by controls over the spacing and height of buildings and other structures;
6. To provide appropriate space for those public and private educational, recreational, health, and similar facilities which serve the needs of nearby residents, which generally perform their own activities more effectively in a residential environment, and which do not create objectionable influences;
7. To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of residential development, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the City's tax revenue.

5.051.1. R-1A. Low-Density Residential-Agricultural District.

A. District Description:

This district is designed to provide suitable areas for low density residential development characterized by an open appearance, as well as accommodate existing agricultural endeavors. Most generally this district will consist of single-family detached dwellings except when otherwise permitted as a planned development and such other structures as are accessory thereto. This district also includes community facilities, public utilities, and open uses which serve specifically the residents of the district, or which are benefited by and compatible with a residential environment. Further, it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities will be physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses, as well as planned developed uses, and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics, if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted:

In the R-1A, Low-Density Residential-Agricultural District, the following uses and their accessory uses are permitted:

1. Single detached dwelling.
2. Prefabricated dwellings (excluding mobile homes).

3. Customary accessory buildings, including private garages and noncommercial workshops, provided they are located in the rear yard and not closer than ten (10) feet to any lot line.
4. Customary incidental home occupation as regulated in ARTICLE N, SECTION 4.030.
5. Agriculture.

C. Uses Permitted as Special Exceptions:

In the R-1A, Low-Density Residential-Agricultural District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Churches.
2. Public and private schools offering general education courses.
3. Family day care homes.
4. Public and semi-public recreational facilities and grounds.
5. Utility facilities (without storage yards) necessary for the provision of public services.
6. Government buildings and community centers.
7. Cemeteries.
8. Country Clubs.

D. Uses Prohibited:

Mobile homes; mobile home parks; billboards and similar advertising structures; uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the R-1A, Low-Density Residential-Agricultural District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size:

|   |         |
|---|---------|
| Minimum Area per Single Detached Dwelling |         |
| with public water                         | 1 acre  |
| without public water                      | 3 acres |
| Lot Width at Building Setback Line        |         |
| for 1 acre                                | 125ft.  |
| for 3 acres                               | 150ft.  |

2. Minimum Yard Requirements:

|               |        |
|---------------|--------|
| Front Setback |        |
| for 1 acre    | 45ft.  |
| for 3 acres   | 50 ft. |
| Side          | 20ft.  |
| Rear          | 30ft.  |

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed twenty-five (25) percent of the total area of such lot or parcel.

4. Height Requirement: No building shall exceed thirty-five (35) feet in height, except as provided in ARTICLE VI, SECTION 6.020.

5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.051.2. R-1. Low-Density Residential District.

A. District Description:

This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally this district will consist of single-family detached dwellings except when otherwise permitted as a planned development and such other structures as are accessory thereto. This district also includes community facilities, public utilities, and open uses which serve specifically the residents of the district, or which are benefited by and compatible with a residential environment. Further, it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities will be physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except