
SECTION 10.22 R-1A (RESIDENTIAL ONE-A) ZONE

- A. Purpose: To encourage the orderly development of low density single-family homes on environmentally sensitive land that promotes the health and safety of its residents through the use of high construction standards. When developed according to conservation design standards, this zone will promote the preservation of open space while allowing for flexibility in lot sizes.
- B. PERMITTED USES
1. Single-family dwellings (detached), in accordance with the area and height regulations of Section 10.22D or the conservation design development standards of Section 10.22E
- C. Accessory Uses
1. Customary accessory buildings and uses
 2. Fences and walls, as regulated by Article XIII
 3. Home occupations, subject to the restrictions and limitations established in Section 9.11 of this ordinance
 4. Signs, as regulated by Article XIV of this ordinance
 5. Publicly owned and/or operated parks, playgrounds, golf courses, community recreation centers, swimming pools and libraries
 6. Recreational uses other than those publicly owned and/or operated, as follows:
 - a. Golf courses
 - b. Country clubs
 - c. Semi-public swimming pools
- D. AREA AND HEIGHT REGULATIONS: No buildings shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area - One (1) acre
 2. Minimum lot width at minimum building setback line - One hundred (100) feet
 3. Minimum front yard depth - Forty (40) feet
 4. Minimum side yard width on each side of lot - Twenty-five (25) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Thirty-five (35) feet or two and one-half (2-1/2) stories
- E. CONSERVATION DESIGN DEVELOPMENT STANDARDS: In addition to the general provisions of this Section and this ordinance, conservation design

developments shall conform to the following standards:

1. Purpose. The purpose of the conservation design option is to provide a means whereby single-family residential dwellings may be constructed through a planned layout and reviewed and approved by the city. Such developments permit flexibility in design, location, and siting in exchange for the preservation of hillside areas, other natural geographic and topographic features, and open spaces.
2. Density. The density permitted in conservation design developments shall be one dwelling unit per net acre. Net acres shall be determined by subtracting all required public road and utility areas and areas required to meet the city's hillside development controls from the total gross acres.
3. Development Area Requirements. The minimum development area shall be five (5) acres.
4. Open Space Requirements. Open space shall be provided in accordance with the following provisions:
 - a. Open space shall be set aside and protected by the developer in the form of an irrevocable conveyance whereby the open space area must be preserved according to the approved development plan and may never be changed to any other use, unless it is part of an approved site plan amendment.
 - b. The developer shall provide for perpetual and mandatory maintenance of the open space through the use of deed restrictions or other means acceptable to the City, which shall provide for participation in said maintenance cost by each property owner within the development. This conveyance can provide that the open space is for the use and enjoyment of the residents, occupants, and users of the development.
5. Area and Height Regulations. When open space is provided in accordance with the provisions of this Section, a one (1) percent reduction in the lot size and yard requirements of Section 10.22D shall be granted for each one (1) percent of open space provided. In no case shall the lot size be reduced more than fifty (50) percent.
6. Site Plan. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for all conservation design developments.

F. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.

3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way, or into any adjacent property.
4. Where any yard of any conditional use permitted in this zone abuts property in a single-family residential zone, a ten (10) foot wide screening area, as regulated by Section 9.17 of this ordinance, shall be required.
5. All walls shall be constructed of a masonry building materials, including stone.