

# Chapter 7

## RA SUBURBAN RESIDENTIAL DISTRICT/ZONE

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### **10-7-1: DESCRIPTION AND PURPOSE:**

The RA suburban residential district is designed to create a semirural environment within which certain limited agricultural pursuits are carried on in conjunction with, or in close proximity to, subdivisions containing nonfarm type dwellings. It is the further intent to have the full range of urban services available within this district. (Ord. 2140; amd. Ord. 3151)

### **10-7-2: PERMITTED BUILDINGS AND USES:**

Permitted buildings and uses in the RA district shall be as set forth in section 10-3-2, "Schedule Of District/Zone Land Use Controls", of this title, subject to the general provisions and exceptions set forth in this and other chapters of this title.

Move-on houses may be permitted in accordance with compliance with regulations in section 10-1-21 of this title. (Ord. 2140; amd. Ord. 2978)

### **10-7-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:**

The planning and zoning commission may grant a conditional use permit for any of the conditional uses listed for the RA district as set forth in section 10-3-2, "Schedule of District/Zone Land Use Controls", of this title, in accordance with the procedures set forth in chapter 25 of this title. (Ord. 2140)

### **10-7-4: BUILDING HEIGHT REGULATIONS:**

No principal building shall exceed either two and one-half ( $2\frac{1}{2}$ ) stories or thirty feet (30') in height. (Ord. 2140)

### **10-7-5: DETACHED ACCESSORY STRUCTURES:**

Detached accessory structures shall not be taller than the height of the principal building on the property or twenty-two feet (22'), whichever is greater. Accessory buildings shall comply with required front and interior yard setbacks. (Ord. 2140; amd. Ord. 3151)

## **10-7-6: PROPERTY AREA, WIDTH AND YARD REQUIREMENTS:**

The following minimum requirements shall be complied with:

- A. Minimum property area required shall be thirty thousand (30,000) square feet.
- B. Minimum front property line width required shall be one hundred fifty feet (150').
- C. Minimum property front yard setback required shall be thirty-five feet (35').
- D. Minimum property interior (side/rear) yard setbacks required shall be not less than ten feet (10') wide/deep, except where a utility easement is recorded adjacent to a side property line or rear property line in which case the interior yard setback shall then be either ten feet (10') or the width of the easement, whichever is greater (more restrictive).
- E. All single-family residential lots/parcels developed/built out, or proposed to be developed/built out with either attached or detached single-family residential dwelling units (houses or townhouses) thereon, shall have legal access to a public street as noted in the definition of "property" in section 10-1-2 of this title, and, shall have at least twenty two feet (22') of public or approved private street lot frontage or approved common driveway frontage (as iterated in subsection 10-1-7B1 of this title). (Ord. 3805, 7-21-2008)

## **10-7-7: MAXIMUM PROPERTY COVERAGE:**

None specified. (Ord. 2140; amd. Ord. 3006)

## **10-7-8: CORNER PROPERTIES:**

Corner lots shall utilize the minimum front yard setback requirements on one street side. One-half ( $\frac{1}{2}$ ) the minimum front yard setback requirement shall be required on the second street side. (Ord. 2140; amd. Ord. 3151)

## **10-7-9: PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING:**

All uses shall conform to the parking, parking lot landscaping, signage, and property landscaping requirements in chapters 22, 23 and 33 of this title. (Ord. 2140; amd. Ord. 3151)