

Section 81 RA-20 Residential Medium Density District.

The RA-20 Residential Medium Density District is established as district in which the principal use of the land is for single family, two-family, and multi-family residences. Housing types include immobile, manufactured and modular homes, subject to the applicable housing provisions of this Ordinance. The regulations are intended to prohibit any use, which, because of its character would interfere with the residential nature of this district, and to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at sufficiently medium densities to insure a healthful environment.

1. The following uses are permitted:

- a. Single family dwellings.
- b. Manufactured Homes (Individual) subject to the provisions of Article IX, Section 95 of this Ordinance.
- c. Two-family dwellings.
- d. Multi-family dwellings.
- e. Condominiums, cooperative dwellings.
- f. Any form of agriculture or horticulture (greenhouses and nurseries), including the sale of products at a retail stand on the property where produced.
- g. Cemeteries, public and private.
- h. deleted
- i. Kindergartens and day nurseries, provided that not less than two hundred (200) square feet of play area is provided for each child and provided further, said aggregate play space is surrounded by a sturdy fence at least five (5) feet in height.
- j. Rest and convalescent homes.
- k. Churches and their customary related uses, including cemeteries provided that all buildings and graves shall be set back at least twenty (20) feet from any property line.
- l. Public and private elementary and secondary schools having curricula approximately the same as ordinarily given in public schools.
- m. Industrial trade schools.

- n. deleted
- o. Public safety facilities such as fire and police stations and rescue squad headquarters, provided that all vehicles and equipment shall be stored indoors; provided further, that all buildings shall be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend with the surrounding area.
- p. Public works and public utility facilities such as transformer stations, water towers and telephone exchanges, provided:
 - (1) Such facilities are essential to the service of the immediate area and no vehicles or material shall be stored on the premises;
 - (2) All buildings and apparatus shall be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with the surrounding area; and
 - (3) Such facilities as water towers, pumping stations, and so forth, shall be surrounded by a chain link fence at least six (6) feet in height.
- q. Customary accessory uses and structures, including private garages, carports, parking decks, swimming pools, and other accessory structures.
- r. Family care and group homes.
- s. Noncommercial kennels.

2. Signs.

- (a) WALL MOUNTED SIGNS: Signs mounted flat to the main wall of a building may not exceed six (6) square feet in area and shall not be illuminated.
- (b) REAL ESTATE SIGNS: Such signs may not exceed six (6) square feet in area, three (3) feet in height, and shall not be illuminated. These same provisions apply to signage for home occupations. Only one sign permitted per lot.
- (c) ON-PREMISE FREESTANDING SIGNS: Signs for permitted uses not mentioned above are not to exceed eighteen (18) square feet in area, six (6) feet in height. Internal illumination is permitted. No more than one sign is permitted per lot.
- (d) TEMPORARY SIGNS OR BANNERS are permitted when authorized by the Board of Alderman.

All signs must be located at least ten (10) feet from any street right-of-way and

property line. (Amended 2/2/99)

3. Conditional Uses.

The following conditional uses are permitted when authorized by the Cahah's Mountain Board of Adjustment after said board holds a public hearing. (Amended 3/06/01)

- a. Accessory buildings in the side yard provided they meet all principal structure setbacks, they conform to any recorded deed restrictions, and they blend into and maintain the architectural environment of the principal structure and surrounding neighborhood. (Amended 12/2/03)
- b. Planned unit developments, subject to conditions under Section 105 of this Ordinance.
- c. Airstrips and heliports.
- d. Hotels, inns and motels.
- e. Offices for physicians, dentists, lawyers, accountants, insurance agents and similar professional persons, subject to the provisions of Subsections 80.3.5 and 80.3.6 of this Article.
- f. Drive-in theaters, subject to the following:
 - (1) No part of the theater screen, projection booth, or other building shall be located closer than five hundred (500) feet to any residential district nor closer than fifty (50) feet of any property line or public right-of-way; and no parking space shall be located closer than one hundred (100) feet to any residential district;
 - (2) The theater screen shall not face a major street or highway; and reservoir parking space off the street shall be provided for patrons awaiting admission in an amount of not less than thirty percent (30%) of the vehicular capacity of the theater.
- g. Customary home occupations, including dressmaking, cooking and baking, hairdressing, music instruction, the renting of not more than one (1) room; the practice of such professions as insurance and accounting, shall be permitted as accessory uses in a residence; backyard workshops for building tradesmen, small appliance repair shops, but excluding open storage; the Board of Adjustment shall decide whether other home occupations not listed here are within the spirit of this category of accessory uses.
- h. Public and private parks, playgrounds, community centers, clubs, and lodges, golf courses, swimming pools, fishing lakes, and family campgrounds; the Board of

Adjustment shall decide whether other similar recreation uses not listed here are within the spirit of this category.

4. Minimum Lot Sizes and Maximum Lot Coverage.

A. Lots located outside the WS-4 Protected Area:

Lots to be developed for single family detached dwellings. (Amended 2/6/01)

w/o water and sewer: 20,000 square feet, with a maximum of two (2) lots per acre;
(Amended 2/6/01)

water and sewer: 15,000 square feet, with a maximum of five (5) lots per two
(2) acres; (amended 2/6/01)

Lots to be developed for multi-family dwellings. (Amended 2/6/01)

w/o water and sewer: 20,000 square feet for the first unit, and 10,000 square feet
for each additional unit.

water and sewer: 15,000 square feet for the first unit, and 5,000 square feet
for each additional unit.

Maximum permissible lot coverage by principal and accessory building shall not
exceed 20% of the total lot area.

B. Lots located within the WS-4 Protected Area:

Lots deeded prior to October 1, 1993, that are to be developed for single family detached
dwellings, **or where the development does not require a Sedimentation/Erosion
Control Plan under State law:**

w/o water and sewer: 20,000 square feet, with a maximum of two (2) lots per acre.
(Amended 2/6/01)

water and sewer: 15,000 square feet, with a maximum of five (5) lots per two
(2) acres; (Amended 2/6/01)

Maximum permissible lot coverage by principal and accessory building shall not
exceed 20% of the total lot area.

Lots deeded on or after October 1, 1993, that are to be developed for single family detached

dwelling:

OPTION 1:

w/o water and sewer: 20,000 square feet, with a maximum of two (2) lots per acre;
(Amended 2/6/01)

water and sewer: 15,000 square feet, with a maximum of five (5) lots per two
(2) acres; (Amended 2/6/01)

Maximum permissible impervious surface coverage as defined in this ordinance shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot abuts a curb and gutter street system.**

OPTION 2:

w/o water and sewer: 21,780 square feet (1/2 acre), with a maximum of two (2) lots per acre; (Amended 2/6/01)

water and sewer: 15,000 square feet, with a maximum of five (5) lots per two acres, **or 21,780 square feet (1/2 acre) if the lot abuts a curb and gutter street system**, with a maximum of two (2) lots per acre. (Amended 2/6/01)

Maximum permissible lot coverage by principal and accessory building shall not exceed 20% of the total lot area.

Lots to be developed for multi-family dwellings, regardless of date of recordation:

OPTION 1:

w/o water and sewer: 20,000 square feet for the first unit, and
10,000 square feet for each additional attached unit;
(Amended 2/6/01)

water and sewer: 15,000 square feet for the first unit, and
5,000 square feet for each additional attached unit.
(Amended 2/6/01)

Maximum permissible impervious surface coverage as defined in this ordinance shall not exceed 36% of the total lot area, **or 24% of the total lot area if the lot abuts a curb and gutter street system.**

OPTION 2:

w/o water and sewer: 21,780 square feet (1/2 acre) for each unit; (Amended 2/6/01)

water and sewer: 15,000 square feet for each unit, or
**21,780 square feet (1/2 acre) for each unit if the lot abuts
a curb and gutter street system.** (Amended 2/6/01)

Maximum permissible lot coverage by principal and accessory building shall not exceed 20% of the total lot area.

5. Dimensional Requirements.

- a. Minimum mean lot width per dwelling unit: 100 feet.
- b. Minimum lot width at building line: 90 feet.
- c. Minimum frontage on a public street: 45 feet.
- d. Minimum required front yard: 35 ft.
- e. Minimum required side yard: 12 feet.
- f. Minimum required rear yard: 35 feet.

6. Location of Accessory Buildings.

No accessory building shall be erected in any required front or side yard or within twenty (20) feet of any street line or within ten (10) feet of any property line, and provided that in case of a corner lot with reversed frontage, no accessory building shall extend beyond the front line of the lots in the rear. (Amended 2/2/99)

7. Corner Visibility.

On a corner lot, within the area formed by the center lines of the intersecting streets and a line joining points of such center lines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average center line grade of each street. (Amended 2/2/99)