

33-17.031. *R-1A--Single-Family Dwelling District.*

(a) *Statement of intent.* The purpose and intent of the R-1A Single-Family Residential District is to provide low density residential neighborhoods in an urban setting with less stringent development standards than in the R-1AA district.

(b) *Primary uses and structures.* The following primary uses and structures are allowed in this district:

1. Bed and breakfast homestay, accessory use only.
2. Family day care home.
3. Mini and neighborhood parks.
4. Single family dwellings, except mobile homes.
5. Other uses approved by the city commission after review and recommendation by the planning board, which are unquestionably similar to those uses permitted herein.

(c) *Conditional uses.* Certain uses are allowed in this district with restrictions. The restrictions are discussed in section 33-19, as indicated by the asterisk (*).

1. Community residential homes, single-family. *

(d) *Special exceptions.* Certain uses are allowed by special exception only in this district. For further details see section 33-18 below.

1. Cemeteries.
2. Churches, houses of worship, and religious institutions, with their customary accessory educational and recreational uses and buildings.
3. Community and regional parks.
4. Golf courses and appurtenant structures connected thereto, including but not limited to the clubhouse, storage rooms and locker rooms.
5. Governmental and public buildings and land uses.
6. Private parks.

(e) *Density.* The maximum density allowed in this district shall be 5.28 dwelling units per gross acre.