

Sec. 56. R-A Affordable Housing District.

(a) *R-A District intent.* This district provides for infill development of large vacant tracts within the city core for a variety of urban housing types - single family residences, patio homes, townhouses, duplexes, and multiplexes - at a limited density. The intent of the R-A District is to encourage the development of a range of housing types to serve the varied residential needs of the community. The R-A District allows for customary accessory uses which are integrally related to residences. Further, the district provides for institutional uses which are integrally related to residential neighborhoods.

(b) *R-A District use regulations.* Accessory and combined uses and structures may be permitted subject to § 25 *Combined principal and accessory uses*, and similar uses to those listed below may also be permitted subject to § 26 *Interpretation of uses*. All uses listed in this district are defined by § 350 *Uses defined*.

(1) *Permitted uses.* The following uses shall be permitted subject to appropriate permits being issued in accordance with this ordinance:

a. *Residential uses.*

- accessory apartment, subject to § 101
- combination dwelling
- duplex
- group care residence, subject to § 103
- manufactured home, class A, subject to § 104
- patio home, subject to § 108
- single family residence

b. *Institutional uses.*

- day care home
- park
- public utility service

c. *Commercial uses.*

- home occupation, subject to § 112

d. *Temporary uses.*

- garage or yard sales
- special event

(2) *Conditional uses.* The following uses shall be permitted subject to a conditional use permit being granted by the Planning and Zoning Commission and further subject to appropriate permits being issued in accordance with this ordinance.

a. *Residential uses.*

- manufactured home, class B, subject to § 105
- multiplex, subject to § 107
- townhouse, subject to § 110

b. *Institutional uses.*

- boarding house
- cemetery
- community facility
- domiciliary care facility
- place of worship
- public utility facility
- school

(c) *R-A District dimensional regulations.* Except as provided in Art. III. *Supplemental District Regulations*, the following dimensional standards shall be required:

Minimum lot area:	7,200 square feet
Minimum lot width:	60 feet
Minimum front yard:	25 feet
Minimum side yard:	10 feet
Minimum rear yard:	20 feet
Maximum building height:	35 feet

(d) *R-A District site development regulations.* The following additional regulations shall be required:

- (1) Off-Street Parking and Loading Regulations, in accordance with §§ 170-189.
- (2) Screening and Buffer Yard Regulations, in accordance with §§ 190-209.
- (3) Sign Regulations, in accordance with §§ 210-299.

Secs. 57-59. Reserved.