

Section 14 R-1A TOWNHOUSE DISTRICT

Subdivision 1: PERMITTED USES

The following uses shall be permitted within the R-1A Townhouse District:

1. Any use or structure permitted and regulated within the R-1 District except as hereinafter modified.
2. Townhouses as defined in Section 4, Subdivision 2 of this Ordinance. Each dwelling unit must have a separate entrance to front and rear yards. Units may be clustered but no more than six units connected in a cluster.

Subdivision 2: CONDITIONAL USES

1. Any use or structure permitted and regulated as a conditional use in the R-1 District.
2. Private swimming pools intended to serve more than one family who are occupants of the property on which it is located, provided that the pool area is fenced so as to prevent uncontrolled access.
3. Single family attached dwelling units: (Twin Homes)
  - a. No more than two attached units per lot.
  - b. The subdivision of properties in the district wherein the property owner desires to construct these dwellings shall, by lot size, provide for a housing mix.
  - c. These dwellings may be divided into single lots subject to the following conditions:
    - I. Each of the lots created in subdividing land shall be equal in area where practical, and each shall have access to public right-of-way.
    - II. Except for setbacks along the common property line, all other setback Yard requirements shall be met.
    - III. Separate utility services shall be provided to each residential unit.

- IV. There shall be a common party fire wall up to new construction standards in the State Building Code.
- V. The owner of property to be subdivided shall execute and record at their expense, a Declaration of Covenants, Conditions and Restrictions to be approved by the city attorney. The Declaration shall provide protection to the individual owners and public on the following: maintenance, repair and construction, building and use restrictions, party walls, relationships among owners of adjoining living units and arbitration of disputes.

#### Subdivision 3: PERMITTED ACCESSORY USES

All permitted accessory uses within the R-1 District as regulated in that district.

#### Subdivision 4: LOT, YARD, AREA AND HEIGHT REQUIREMENTS

1. Lot, yard, area and height requirements shall be the same as in the R-1 District except lot coverage regulations of townhouses.
2. On lots developed for townhouse units, the minimum lot area per dwelling unit shall be 4,000 square feet. No more than thirty-five percent (35%) of a lot or plot of land shall be occupied by buildings, and/or impervious surfacing.
3. Single family attached homes with two units by conditional use permit shall have a minimum lot size of 9,500 square feet.