

11-303. R-1A MEDIUM DENSITY SINGLE FAMILY DISTRICTS

A. Purpose and Intent

These districts are designed to provide suitable areas for medium density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically feasible. Generally, single family detached dwellings will characterize these districts.

B. Uses and Structures

1. Principal Permitted Uses and Structures

RESIDENTIAL DWELLINGS - limited to -
Single family detached

INSTITUTIONAL - limited to -

Day care centers, group day care homes and family day care homes, provided they are run by a church and on the premises of the church, Parks, playgrounds and playfields

PUBLIC UTILITIES - limited to -

Electric, communication and telephone distribution lines, poles, transformers and splice boxes (but not including electric transmission lines)

Water, storm drainage and sewer lines, and gas distribution lines with incidental appurtenances (but not including major fuel transmission lines)

Private Streets

Rights-of-way to all modes of transportation

Small landscaped, scenically significant open areas, natural reserves

UNDEVELOPED AND VACANT - except for -

Circuses, carnivals and similar transient enterprises

Open water including ponds, lakes and reservoirs, streams and waterways (all man-made)

2. Permitted Accessory Uses and Structures

a. Private garages and parking areas;

b. Private swimming pools, tennis courts and other outdoor recreation facilities exclusively for use of the residents;

c. Home occupations as defined and subject to the provisions of this Ordinance; except beauty shops;

d. Accessory uses or structures customarily incidental to the above permitted uses.

3. Conditional Uses

INSTITUTIONAL - limited to -

Place of worship

School, public or private, grades K-12

Country Clubs

Community centers

Orphanages

All golf courses

Public, parochial and private non-profit museums, art galleries, libraries and observatories

Police and fire stations

Temporary non-profit festivals

PUBLIC UTILITIES - limited to -

Electric or gas substations

Reservoirs and water tanks

Water production, treatment facility

UNDEVELOPED AND VACANT - limited to -

Open water including ponds, lakes and reservoirs, streams and waterways (all man-made).

4. Prohibited Uses

Any use not allowed by Right, by Accessory or by conditional use is prohibited in the R-1A Medium Density Residential Districts.

C. Bulk Regulations

1. Minimum Required Lot Area

Within the R-1A Districts, the minimum required lot area for one-family detached dwelling shall be 8,000 square feet.

2. Minimum Lot Width at the Building Line

Within the R-1A Districts, the width of a lot at the building line shall be at least sixty (60) feet.

3. Maximum Height

The maximum height of a front wall or other portion of a building or other structure at the street level shall be seventy-five (75) feet above the finished grade. However, this limitation shall not apply to those uses spelled out in 11-104 (D), Exception on Height Limitations.

D. Yard Requirements

1. General Provisions

General provisions applicable to all residential districts concerning visibility at intersections, permitted obstructions in required yards, obstructions prohibited at street intersections, exceptions to these provisions, and other regulations are contained in Section 11-105 of this Ordinance.

2. Basic Provisions

The basic yard regulations appearing below apply to all zone lots located within R-1A Districts.

a. Front Yards

In all R-1A Districts, front yards shall be a minimum of thirty (30) feet. On double frontage lots and corner lots, there shall be a front yard on each street.

b. Side Yards

Interior Lots – Minimum of ten (10) feet
 Corner lots – Street side - 30 feet
 Non-street side – 10 feet

c. Rear Yards

In all R-1A Districts, rear yards shall be a minimum of twenty (20) feet.

E. Site Plan Review for Community Facilities and Duplex Developments with Private Streets or Private Drives

Prior to issuance of a building permit, a Site Plan for the use and development of the entire tract shall be submitted to the Planning Commission. The Site Plan shall conform to the following requirements:

1. **The site plan shall include:**

a. Name of development and address.

b. Name and address of owner of record and the applicant.

c. Scale of 1" - 50' or larger.

d. Note present zoning classification of the site and all abutting properties. Also, note nature of proposed use.

e. Date, scale, and north point with reference to source of meridian. Note all related dimensions and bearings of the lot.

f. Courses and distances of centerlines of all streets.

g. All building restriction lines (yard setbacks and rights-of-way) right-of-way and highway setback lines, easements, covenants, reservations and rights-of-way.

h. The acreage or square footage of the lot.

i. Sufficient grade and elevation information to demonstrate that the property will properly drain and can be connected to the public sewer system to provide gravity discharge of waste from the building. Topography to be shown by dashed-line illustrating contours.

j. A certificate by a licensed civil engineer, architect or land surveyor certifying that the plan, as shown, is true and correct. Drainage plans requiring calculations shall be certified by a licensed civil engineer.

- k. A vicinity map showing the relationship of the proposed development to Brownsville.
 - l. A form for certification of approval by the Secretary of the Planning Commission.
 - m. A form for certification by the owner and trustee of the mortgage, if any, that they adopt the plan, and dedicate the streets and other public improvements shown on the plan and agree to make any required improvements as shown on the plan.
2. The site plan shall show the location, dimensions, site and height of the following:
 - a. Sidewalks, streets, alleys, easements and utilities.
 - b. Buildings and structures including the front (street), side and rear elevations of proposed buildings.
 - c. Public sewer systems.
 - d. Slopes, terraces, and retaining walls.
 - e. Driveways, entrances (all access points), exits, parking areas, sidewalks and garbage collection site.
 - f. Water mains and fire hydrants.
 - g. The following when applicable:
 - (1). Number of dwelling units.
 - (2). Number, size of parking stalls and type of pavement (either portland concrete or asphalt).
 - (3). Number of loading spaces and type of proposed pavement (either portland concrete or asphalt).
 - h. Plans for the collection and discharge of storm water and methods for landscaping. The delineation of the limits of floodplains, if any. Also the site plan must denote the minimum 100-year, base flood elevation level if any portion of the site lies within the FEMA-designated, special flood hazard area.
 - i. Proposed grading and drainage plan with calculations.
 - j. Detailed plans for landscaping and required screens.
 3. The Planning Commission shall have the power to require such changes in the required site plan as may be necessary to minimize the impact of the proposed use. This may include, but not be limited to setbacks, screening, lighting, parking location and layouts, access and general landscaping requirements.
 4. The Planning Commission, within sixty (60) days shall approve the Site Plan as submitted or reject the Site Plan as submitted. The reasons for rejection of the Site Plan shall be certified to the applicant in writing. The Planning Commission shall have the authority to give conditional approval to a Site Plan, subject to revision being required of the applicant.
 5. The certification required of the owner and trustee of the mortgage in 11-303 (E)(1)(h) of this ordinance shall serve as the commitment by the owner that the site will be developed as shown on the Site Plan. Upon such certification by the owner, the approved site plan shall be recorded by the owner with the Haywood County Register's Office and shall regulate the development of the subject parcel. If, during the process of construction, the Building Inspector notes variations from the approved Site Plan, he shall promptly notify the owner in writing of these variations and shall direct that the variations be corrected within a specified period. If, after proper notice by the Building Inspector, the owner has not complied with the provisions of the approved Site Plan, the Building Inspector shall have the authority to cite the owner to Municipal Court for violation of this ordinance.
 6. The Building Inspector shall have the authority to authorize minor revisions to the approved Site Plan during the process of construction, if, in his opinion, the revisions do not substantially alter the nature of the approved Site Plan, with the written concurrence of the Chairman of the Planning Commission.