

Section 10.065. **"R-1A" Single Family Residential Affordable District.**

Subd. 1. **General Provisions**

A. **Lands to Which Ordinance Applies.** This Ordinance may apply as an overlay district to all lands within the jurisdiction of the City of Alexandria shown on the Official

B. Zoning Map as being located within the boundaries of the "R-1", Single Family Residential Zoning district, which are not less than ten (10) acres in size, either in individual parcel or in a combination of parcels which are contiguous to each other.

C. **Purpose.** The purpose of the "R-1A" Single Family Residential Affordable District is to provide for low density single family residential dwelling units and directly related, complementary uses, with reduced lot size and street requirements.  
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D. **Permitted Uses.** All permitted uses as allowed in the "R-1", Single Family Residential District.

E. **Accessory Uses.** All accessory uses as allowed in the "R-1", Single Family Residential District.

F. **Conditional Uses.** All conditional uses as allowed in the "R-1", Single Family Residential District.

Source: Ord. 460-2<sup>nd</sup> Series  
Effective Date: 5/14/01

G. **Interim Uses.** All interim uses as allowed as conditional uses in the "A-0" and "R-1" Districts.

Source: Ord. 518-2<sup>nd</sup> Series  
Effective Date: 10/14/03

H. **Design Standards.**

1. All property in this district shall be subdivided in accordance with lot and block design, with all lots fronting on a dedicated public street and served by a dedicated twenty (20) foot alley in the rear.

2. Public Street Right of Way: The dedicated public street right of way in this district shall not be less than fifty (50) feet in width.

3. Utility Easements: There shall be a permanent utility easement of not less than eight (8) feet in width, located on both sides of the dedicated public street right of way in this district.

4. Utility Locations: All utilities shall be located in either the public right of way or the required utility easement.

5. Paved Street Width: All public streets located in this district shall have a minimum paved width of twenty-eight (28) feet.

6. Sidewalks Required: All public streets located in this district shall provide hard surfaced sidewalks, not less than six (6) feet in width, located within the street right of way but separated from the traveled portion of the street by a planting strip of not less than five (5) feet in width.

7. Curb Access/Parking: No property located in this district shall have curb access from the dedicated public street, except as is required to comply with Federal or State accessibility laws. There shall be no on-street parking on any public street in this district.

8. Garages/Accessory Buildings: No detached accessory building or garage in this district shall be located in any other than a rear yard.

9. The provisions of this Section may be waived by the City in instances demanding appropriate action to address unusual circumstances or unanticipated conditions.

Source: Ord. 460-2<sup>nd</sup> Series  
Effective Date: 5/14/01