

ARTICLE 11 RESIDENCE 1-A DISTRICT REGULATIONS

Within a Residence 1-A District as shown on the official Zoning Maps of the City of Huntsville, the following regulations shall apply:

11.1 - Uses Permitted

Land and buildings shall be used only for the uses permitted in Section 10.1 hereof. (63-93)

11.2 - Density Controls

The following yard, density, and height of building requirements shall be observed except as provided in Article 73 hereof.

11.2.1	Minimum required lot area:	12,000 square feet
11.2.2	Minimum required lot width:	75 feet
11.2.3	Minimum required lot frontage:	20 feet
11.2.4	Minimum required depth of front yard:	
	From major arterials (<i>see Section 73.15</i>):	50 feet
	From other streets:	35 feet
	For homes built prior to the adoption of this ordinance amendment (Ordinance No. 07-109), newly constructed front porches may encroach on the front yard setback by a maximum of five (5) feet. For the purposes of Residence 1-A District regulations and restrictions, a “front porch” shall mean a roofed one-story open structure projecting from and structurally connected to the front of the residence. The front porch shall not be enclosed by glass, wood, siding, screening or other material.	
11.2.5	Minimum required depth of rear yard:	40 feet
11.2.6	Minimum required width of each side yard:	
	Main building 1 to 1 1/2 stories in height:	10 feet
	Main building 2 to 2 1/2 stories in height:	12 feet
11.2.7	Maximum total building area:	35% of total lot area
11.2.8	Maximum stories:	2 1/2

11.2.9	Maximum height: (63-93, 86-522, 07-109, 12-583)	35 feet
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11.3 - Off-Street Parking Requirements

Required off-street parking spaces shall be provided as set forth in Article 70 hereof. (63-93)

11.4 - Private Streets - Private Subdivisions See Section 10.4

11.5 - Signs Permitted

Signs shall be permitted in accordance with the provisions of Article 72 - Sign Control Regulations. (87-177, 21-46)

11.6 - Conditions on Uses

No primary or accessory non-residential building or structure with a footprint in excess of one thousand (1000) square feet shall be allowed to use aluminum, steel, or other metal siding or cladding as an exterior finish, except as a special exception in accordance with Section 92.5.3(39). This requirement shall not include window framework, doors, roofs and walkway covers. (15-758)

*63-93, 86-522, 87-177, 07-109, 08-429, 12-583, 15-758, 21-46