

**ARTICLE 4            S-1 SPECIAL DISTRICT**

**400    PURPOSE**

The purpose of the S-1 Special District is to provide areas, which are public or semipublic holdings for governmental use, recreation and conservation purposes.

**401    PERMITTED USES**

The following uses are permitted in S-1 Special District:

Accessory uses	Conservation area	Plant cultivation
Accessory structures	Forestry	Public uses
Cemetery	Non-commercial recreation	

**402    CONDITIONAL USES**

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Commercial recreation facility	Public service facility	Telecommunication Tower
Golf courses, public	Semi-public use	

**403    DEVELOPMENT STANDARDS**

All buildings, structures, lots, and land uses within the S-1 Special District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements:

Lot area:	None
Width:	None
Front:	35 feet
Rear:	35 feet
Side:	10 feet
Maximum building height:	45 feet
Maximum accessory height:	30 feet

Corner lots shall have the required front setback on both street frontages.

**404    TRIP GENERATION**

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

