ARTICLE 6   A-4 RURAL RESIDENTIAL

600   PURPOSE

The purpose of the A-4 Rural Residential District is to provide areas for low density residential development, which may or may not have public water and sanitary sewer. Lots without public water and/or sanitary sewer services are subject to written approval from the Toledo-Lucas County Health Department.

601   PERMITTED USES

The following uses are permitted in A-4 Rural Residential District:

Accessory Dwelling Unit	Greenhouse	Public Use
Accessory use	Public Service Facility	Permanently sited manufactured home
Dwelling, single family		

602   CONDITIONAL USES

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

Animal Care Facility	Home Occupation	Non-commercial recreational facility
Bed and Breakfast	Kennel, private	Radio or Television station
Boarding house	Landscape business	Residential Care Facility
Cemetery	Funeral Home	Semi-public use
Golf Course		Telecommunication tower

603   DEVELOPMENT STANDARDS

All buildings, structures, lots, and land uses within the A-4 Rural Residential 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 and standards:

Lot area:	15,000 square feet
Width:	100 feet
Front:	35 feet
Rear:	40 feet
Side:	12 feet
1 story floor area:	1,200 square feet
2+ story floor area:	1,500 square feet
Maximum dwelling height:	45 feet
Maximum accessory height:	30 feet

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

604   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.