

CHAPTER 25: ZONING

ARTICLE 10. R-5 DISTRICT, HIGH-DENSITY HOUSING

Sec. 25-49 Purpose.

The purpose of the R-5 District is to provide for medium-to-high density housing in multiple-family structures and directly related complementary uses.

Sec. 25-50 Uses in the R-5 District.

(a) Permitted Uses:

- (1) Multi-family structures including townhouses, four-family dwellings, apartments, and other residential structures containing three or more dwelling units.
- (2) All Permitted Uses in the R-4 District.

(b) Accessory Uses:

- (1) All Accessory Uses in the R-1 District.
 - a) Accessory buildings may not exceed 120 square feet.

(c) Special Uses:

- (1) Condo conversions. The conversion of rental units to owner occupied dwellings, with the provision it meet all current building codes, standards and other zoning requirements, as applicable.

Sec. 25-51 Requirements on Lot Area and Lot Dimensions.

In determining minimum lot area and minimum lot dimensions, the following table shall be used. The minimum lot area per dwelling unit may be adjusted using the schedule of allowances, also below.

Type of Building	Minimum Lot Area Per Dwelling Unit	Minimum Lot Dimensions (Total Building)
Single-Family	9,600 square feet	Width: 80 feet Depth: 120 feet
Two-family	4,800 square feet	Width: 80 feet Depth: 120 feet
Three-to-Eight Family	4,000 square feet	
Townhouse Cluster	4,000 square feet	

Apartment Buildings	Bedrooms per unit:
	0: 2,500 sq ft/unit 1: 3,000 sq ft/unit
	2: 3,000 sq ft/unit 3: 3,500 sq ft/unit

Sec. 25-52 Schedule of Allowances.

- (a) For each parking stall in or under an apartment building or otherwise completely underground, subtract 400 square feet from the total minimum lot area.
- (b) For each multiple-family housing unit with a balcony of not less than 45 square feet, subtract 200 square feet from the total minimum lot area.

Sec. 25-53 Requirements on Setbacks, Yards, and Heights.

The maximum height of any building in this District is Forty (40) feet. In determining minimum building setbacks, the following table shall be used.

Building Type	Front	Corner Side	Interior Side	Rear	Between Buildings
Single Family	30'*	30'	10'	40'	The minimum distance between buildings at any point shall be equal to the height of the exterior wall or 15 feet, whichever is greater.
Two-Family	30'*	30'	10'	40'	
Three-to-Eight Family	30'*	30'	20'**	30'	
Townhouse (4-8 units per structure)	30'*	30'	20'**	30'	
Apartment Building	No less than 35* feet or the average height of the building, whichever is greater.				
Accessory	30'	30'	5'	5'	

* *Front setback on arterial streets increases to 40 feet.*

** *Add 6 inches for each foot the average height of the building exceeds 20 feet.*

Sec. 25-54. Parking Requirements.

Off-street parking shall be provided in accordance with Article 18. Parking areas or circulation drives shall be set back at least five (5) feet from any lot line.

Sec. 25-55. Minimum Requirements for Single-Family Dwellings.

Same as Section 25-26.