

SECTION 7

R-5, MULTI FAMILY RESIDENCE DISTRICT

7.1--PERMITTED USES

In the R-5 residence district, structures may be used, altered, enlarged, or erected for the uses listed in the R-1 district subject to the provisions hereafter described with the addition of, but not subject to the special provisions, the following uses:

Single Family Dwelling Detached
Single Family Dwelling Attached
Two Family Dwelling
Multi Family Dwelling Units
Multi Family Dwelling (under separate individual ownership)

7.2--USES PERMITTED SUBJECT TO ADDITIONAL REQUIREMENTS

The following uses are permitted when they abut and have their main access on major street or collector street:

*Churches, convents, monasteries, temples, mosques and places of worship
*Private schools (except elementary, trade or business)
Single family attached dwelling units
Townhouse or rowhouse dwelling units
*See Article X, Specific use Permits, for provisions for approval of these uses.
(Ord 2532, adopted 4/21/03)

7.3--MINIMUM LOT SIZE

Single Family Detached: (Conventional with two side yards)

Minimum Lot Area: 6,000 sq. ft.
Minimum Lot Area per Dwelling Unit: 6,000 sq. ft.,
Minimum Street Frontage: 60 feet*

Single Family Detached (zero lot line):

Minimum Lot Area: 4,500 sq. ft.
Minimum Lot Area per Dwelling Unit: 4,500 sq. ft.
Minimum Frontage: 45 feet*

Single Family Attached:

Minimum Lot Area: 4,000 sq. ft.
Minimum Lot Area per Dwelling Unit: 4,000 sq. ft.
Minimum Street Frontage for development/project or building: 100 feet
Minimum individual lot frontage: 28 feet

Two Family (duplex):

- Minimum Lot Area: 8,000 sq. ft.
- Minimum Lot Area per Dwelling Unit: 4,000 sq. ft.
- Minimum Frontage: 70 feet*

Multi Family:

- Minimum Lot Area: 22,000 sq. ft.
- Minimum Lot Area per Dwelling Unit: 3,000 sq. ft.
- Minimum Frontage: 200 feet*

Other Permitted Uses:

- Minimum Lot Area: 22,000 sq. ft.
- Minimum Frontage: 200 feet*

*If the lot is a wedge-shaped lot which meets the requirements of minimum lot size, it may have less than the minimum requirements for frontage as long as the front building line on the lot is the minimum as required in each category.

(Ord 1896, adopted 11/7/94)

7.4--MAXIMUM COVERAGE

The maximum coverage for any multi-family use in the R-5 district shall not exceed fifty percent (50%) of the net lot area, including accessory uses. Maximum coverage of any single family (detached) lot in the R-5 district shall not exceed fifty percent (50%) of the net lot area for interior lots including the accessory uses, nor exceed sixty percent (60%) of the net lot area for the corner lots, including accessory uses. Maximum coverage for any single family (attached) lot shall not exceed fifty percent (50%) of the net lot area, including accessory uses in the R-5 district.

(Ord 1896, adopted 11/7/94)

7.5--YARD REQUIREMENTS

The following minimum yard requirements shall apply to any use that is constructed or commenced on a parcel of land in the R-5 district.

Single Family Detached (conventional with two side yards):

- Front Yard: 25 feet
- Side Yards, Both: 10 feet
- Side Yards, One: 5 feet
- Rear Yard: 20'
- Adjacent to an Arterial Road: 35 feet
- Exterior/Abutting Another Public Street or Alley: 25 feet

(Ord 2594, adopted 1/5/04)