

Sec. 6-3-36. R-5 multifamily residential district.

- (a) **Purpose.** The purpose of this district is to permit the development of low-rise multifamily structures in harmony with single- and two-family dwellings. This district is applicable to land generally in outlying or suburban areas.
- (b) **Permitted uses.**
 - (1) Dwellings, single-family detached, and other uses permitted by the R-1 district.
 - (2) Dwellings, single-family detached, zero lot line, patio houses and atrium houses.
 - (3) Dwellings, duplexes.
 - (4) Dwellings, multiplexes, townhouses and apartment buildings.
 - (5) Roominghouses and boardinghouses.
 - (6) Day care facilities, including day care home, group day care home, day care center and child care center as defined by this chapter.(Sec 6-3-120)
 - (7) Nursing, rest or convalescent home.
 - (8) Accessory uses and structures customarily incidental to permitted uses.
 - (9) Signs in accord with subsection (c) of this section, pertaining to sign regulations.
- (c) **Sign regulations.** Same as the R-1 district.
- (d) **Offstreet parking and loading regulations.** See article H of this chapter.
- (e) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(f) **Development standards.** Development standards for uses in the R-5 district are as follows:

	Nonresidential Uses	Residential Uses					
		Single-Family Detached Residence	Zero Lot Line Residence	Patio and Atrium Houses	Duplex Residence	Townhouse	Multiplex and Apartment Buildings
Minimum Lot Area per Dwelling Unit	N/A	6,000 sq ft	4,500 sq ft	4,000 sq ft	8,000 sq ft	2,000 sq ft	N/A
Minimum Site Area per Project	N/A	N/A	1 acre	1 acre	N/A	0.5 acre	0.5 acre
Minimum Lot Width	N/A	50 feet	45 feet	35 feet	60 feet	20 feet	100 feet
Minimum Yards, per Dwelling:							
Front	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Side	25 feet	10 feet	0 feet / 8 feet *	8 feet *	10 feet	0 feet / 20 feet **	30 feet
Rear	50 feet	40 feet	15 feet *	8 feet *	40 feet	25 feet *	40 feet
Minimum Distance Between Buildings	30 feet	N/A	N/A	N/A	N/A	25 feet	30 feet
Maximum Impervious Surface Ratio	60%	N/A	N/A	N/A	N/A	50%	60%
Open Space Ratio	N/A	N/A	20%	20%	N/A	35%	35%
Maximum Density (Units per Gross Acre)	N/A	N/A	N/A	N/A	N/A	12	12
Maximum Height of Buildings and Signs	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

*Minimum side and rear yard setbacks for single-family detached residences shall be observed along the property line separating such uses.

**Zero between units; 20 feet between end structure and side property line.

(Ord. No. 13-86, § IV.E, 12-2-86)